



We recommend that you contact your usual permissions advisor, or the [appropriate Department of Conservation Office](#) to discuss the application prior to completing the application forms - see appendix for contact details.

Please provide all information requested in as much detail as possible. Applicants will be advised if further information is required before this application can be processed by the Department.

This form must be completed for all longer term applications (ie not one-off applications), then please fill in and attach the form(s) for the activities you wish to undertake. If extra space is required for answering please attach and label according to the relevant section.

Once you have filled in your application form, please complete this checklist to ensure that all components of your application form are complete. This will help prevent any possible delays in the processing of your application:

- Legal status registration number (if not an individual)
- Written testimonials (if required)
- Written consultations (if applicable)
- All appropriate activity application forms - for concessions we require the applicant information form **and** relevant activity form(s)
- Supporting evidence for Environmental Impact Assessment (if required)
- Supporting information and detail including maps, site plans, building plans as required in activity forms. ****Note some applications require GPS Co-ordinates****
- Supporting evidence for details of activity forms
- Have you read the section regarding the liability of the applicant for payment of fees?
- Have you signed your application?**

All efforts in putting together a detailed application are greatly appreciated and will allow the Department to effectively and efficiently process your application.

B. Activities applied for

Please fill in all the forms that are applicable in order to cover all the activities the applicant wishes to undertake on public conservation land. Please tick below the forms that have been completed, and attach.

ACTIVITY	FORM	✓
Grazing	2a	
Land use:		
A. Tenanting and/or using existing DOC facility/structure	3a	✓
B. Use of public conservation land for private/commercial facility/structure	3b	
C. Easements across public conservation land including right of way, stock access, convey electricity, drain sewerage, waterpipes etc	3c	
Guiding/Tourism/Recreation:		
A. Walking/Hiking/Tramping/Hunting/Fishing/Horses/4WD activities etc	4a	
B. Watercraft activities	4b	
C. Aircraft activities	4c	
Filming	5a	
Sporting Events	6a	
Other (activities that may not be sufficiently covered in the above forms)	7a	

C. Background Experience of Applicant

Please provide relevant information relating to the applicant's ability to carry out the proposed activity (e.g. details of previous concessions, membership of professional organisations and relevant qualifications). Attach details and label Attachment 1a:C.

The Rangitoto Island Historic Conservation Trust was founded as a Charitable trust in July 1997 and incorporated in the same year.

RIHCTs Mission Statement

"To conserve and interpret the historic Bach Communities on Rangitoto Island for the benefit of all New Zealanders."

The Objectives are:

Research and Interpretation: Collect, archive and make accessible to the public, oral histories, photographs, written documents, artefacts and other relevant materials which contribute to the historical record of the Bach's and the Bach Communities.

Membership: Promote general membership and participation in the Trust's activities.

Environment: Promote awareness of the special environment, flora, fauna, and geology of the Island and liaise with like-minded groups.

RIHCT Milestones and Achievements to date:

- Formation of the Trust in July 1997.
- Writing of a Business and Development Plan in October 1998.
- Signed a Memorandum of Understanding with the Department of Conservation in August 1999.
- Received Trust of the Year Award from the New Zealand Trustees Association for 2000.
- Publication of a brochure on the Historic Baches using a grant from the Hauraki Gulf Charitable Trust.
- Professional documentation of the Bach Communities and development of a research archive including over 50 oral histories and 300 photographs. Supported by grants from the Lottery Grants Board - Heritage
- Public display of research material, articles, books and memorabilia celebrating the Bach Communities at Huia Lodge in May 2001 (Extended viewing due to public interest). The invitation to exhibit has been repeated twice more.
- Provision of speakers to interest groups and schools, demand for which is increasing.
- Sponsorship by the New Zealand Maritime Museum to undertake the restoration of two baches at Islington Bay using their own personnel
- Restoration of a bach 38 at Rangitoto Wharf by the Trust using Trust volunteers and donated materials - aim to weatherproof the bach by the end of Summer 2001. The Bach was given to the Trust by the Leaseholder for use as its headquarters for further restoration work.
- Restoration of bach 114 at Islington Bay
- Restoration of bach 78 at Islington Bay
- Significant sponsorship by AMP for the restoration of 3 baches
- Recipient of Highly Commended Award from the Asia Pacific Cultural Heritage section of UNESCO for the work on Bach 38

RIHCT have an existing concession for the "Sale of merchandise and food, guided walks, fishing competition, provide visitor interpretation/experience from the museum at bach 38 and running of events on Rangitoto Island scenic reserve."

Has the Applicant or any of the company directors, trustees, partners, or anyone involved with the Application been convicted of any offence? Does the Applicant or any of the company directors, trustees, partners, or anyone involved with the Application have any current criminal charges pending before the court? If yes, please supply details.

No

D. Testimonials

Please attach two written testimonials, together with the names, occupations, addresses and phone numbers of two people who will vouch for the proficiency of the applicant in the proposed activity. At

least one testimonial should contain information in relation to the financial viability and standing of the applicant. These testimonials are to be labelled Attachment 1a:D.

See attachment 1a:D; 2 RIHCT Attachment 1a D_Testimonials

E. Consultation Undertaken

Most applications require consultation with whanau/hapu/iwi (local Maori), and other interested parties. Please read the information on the DOC website and contact the nearest Department of Conservation office to discuss what is required. Written expert views, advice or opinions concerning your proposal may also be attached to support the application. Attach any proof of consultation to the application and label Attachment 1a:E.

See attachment 1a:E; 3 RIHCT Attachment 1a E_Consultation Undertaken

F. Insurance

Concessionaires are required to indemnify the Minister against any claims or liabilities arising from their actions. If this application is approved, the applicant will be required to hold Public Liability, Forest and Rural Fire Act Extension Insurance, and possibly Statutory Liability and/or vehicle insurance. The level of cover will depend on the nature of the activity. Please contact the nearest Department of Conservation office to discuss what is required.

- [REDACTED]
- [REDACTED]
- [REDACTED]

G. Public Notification

Some activities and/or types of concession applications require public notification if the Department forms an intent to grant the concession. This increases the time and cost of processing the concession. The usual circumstances when public notification is required are thus:

- The Application is for exclusive use of public conservation land (ie a lease);
- The Application is for a licence for a term longer than 10 years;
- Other concessions do not require public notification unless the adverse effects of the activity are such that it is required.

A permissions advisor has advised that this concession activity will require public notification – this concession application is to rent out historic baches for sole use, which will exclude other members of the public from the structures.



Concession Application Form 3a – Tenanting or using existing DOC structure/facility

The Department recommends that you contact the Department of Conservation Office closest to where the activity is proposed to discuss the application prior to completing the application forms. Please provide all information requested in as much detail as possible. Applicants will be advised if further information is required before this application can be processed by the Department.

This form is to be used when the proposed activity is the tenanting or use of any existing facility or structure that is managed by the Department of Conservation on public conservation land. Examples may include permanent use of historic building for a business or a community group; leasing a campground or lodge. For overnight stays in DOC huts, please fill in Form 4a. This form is to be completed in conjunction with either Applicant Information Form 1a (longer term concession) or Applicant Information Form 1b (one-off concession) as appropriate.

Please complete this application form, attach Form 1a or Form 1b, and any other applicable forms and information and send to permissions@doc.govt.nz. The Department will process the application and issue a concession if it is satisfied that the application meets all the requirements for granting a concession under the Conservation Act 1987.

A. Description of Activity

Please describe the proposed activity in detail – where the site is located, what you intend to use the building for, whether you intend to make any changes to the infrastructure.

Please include the name and status of the public conservation land, the size of the area you are applying for and why this area has been chosen.

If necessary, attach further information including a map, a detailed site plan and drawings of proposal and label Attachment 3a:A1.

See attachment 3a:A1; 5 RIHCT Attachment 3a A1_Description of Activity

Do you believe you need to exclude others from the structure or facility? **YES**
(Exclusive occupation requires a lease which requires public notification of the application)

If **yes**, please answer the following 3 questions, if no please go to the next section:

Is exclusive possession necessary to protect public safety? **YES**

Is exclusive possession necessary to protect physical security of the activity? **YES**

Is exclusive possession necessary for the competent operation of the activity? **YES**

If the answer to any of the above is yes, then provide details and supporting evidence and label Attachment 3a:A2.

See attachment 3a:A2; 6 RIHCT Attachment 3a A2 Public notification details

B. Term

Please detail the length of the term sought (i.e. number of years or months) and why.

Note: An application for a concession for a period over 10 years must be publicly notified, an application for a concession up to 10 years will not be publicly notified unless the adverse effects of the activity are such that it is required, or if an exclusive interest in the land is required.

5 years with the right of renewal for a further 5 years

C. Environmental Impact Assessment

Location	Special features	Potential effects of your activity on the feature	Methods to remedy, mitigate or avoid any adverse effects identified
<p>Historic assets E1769041 N5928011; Bach 78, outhouses & Boat Shed E1769192 N5928398: Bach 103 and outhouses E1769041 N5928154: Bach 114 and outhouses E1766099 N5925056: Bach 52 and outhouses E1769001 N5928170: Stone Hall/Tennis Pavilion E1769195 N5926884: Bach 65 and outbuildings And other existing Historic Baches on Rangitoto Island which may become available for rent over time</p>	<p>In 1997 the three bach communities were registered as Historic Areas by New Zealand Historic Places Trust (Heritage New Zealand Pouhere Taonga). Historic bach sites are valued for the memories of families who once came for holidays here.</p>	<p>Positive: RIHCT will earn an income from the bach bookings which will help fulfil their mission statement <i>"To conserve and interpret the historic Bach Communities on Rangitoto Island for the benefit of all New Zealanders."</i></p> <p>Adverse: Overnight visitors may accidentally damage the historic sites or displayed objects.</p>	<ol style="list-style-type: none"> 1. RIHCT will provide guests and staff with knowledge to avoid impacting on historic conservation values. 2. RIHCT will continue to reinvest in bach maintenance and restoration with input from the Department of Conservation. 3. Research and Interpretation: Collect, archive and make accessible to the public, oral histories, photographs, written documents, artefacts and other relevant materials which contribute to the historical record of the Bach's and the Bach Communities. 4. Membership: Promote general membership and participation in the Trusts activities.

Location	Special features	Potential effects of your activity on the feature	Methods to remedy, mitigate or avoid any adverse effects identified
Historic assets (as listed above)	Transport and Access. Access to bach sites, either by foot, road or by services will utilise and increase use of existing DOC assets including: <ul style="list-style-type: none"> - Rangitoto Coastal Track - Islington Bay Track - Trotters Track - Rangitoto Road (Rangitoto Wharf to Islington Bay) - Islington Bay Wharf - Rangitoto Wharf 	Positive: Overnight Rangitoto will: <ul style="list-style-type: none"> • Increase recreational opportunities by encouraging more people to experience conservation. • Increases awareness of recreational opportunities. • Increases use of commercial ferry & water taxi operators Adverse: Increased use of listed tracks or wharves may speed up deterioration of the asset and have an adverse effect on Historic hand-packed roads and trails built by prisoners in the 1920/30s	R <ol style="list-style-type: none"> 1. Bach managers will (when requested) assist DOCs inspector to carry out annual & bi-annual asset inspections of assets that may be affected. 2. RIHCT may offer volunteer labour where necessary to help rectify any deterioration of fixed assets.

Location	Special features	Potential effects of your activity on the feature	Methods to remedy, mitigate or avoid any adverse effects identified
<p>Effluent & Waste Disposal at Historic assets (as listed above).</p>	<p>Effluent/Waste Disposal at Booked Bach surrounds, rugged lava and coastal areas are valued by boaters and visitors for fishing and swimming recreational opportunities</p>	<p>Adverse: Increasing the numbers of visitors to historic assets increases the amount of human effluent and potential contamination of a pristine site.</p> <p>Rubbish or debris may be left behind by guests.</p>	<p>1. RIHCT will promote a pack in pack out policy – and dispose of any remaining rubbish using the Department Inner Island service run or alternative barge service.</p> <p>2. On arrival at bach guests get a welcome induction which outlines toilet operation. Guests are shown where the nearest public toilet is on the Reserve so they have an alternative loo to use in the event of a breakdown in the bach toilet system.</p> <p>The Trust have installed (and intend to install more) cassette style toilets at each booked bach site. The 17L toilet cassette collects and contains all toilet waste. The tanks will get checked daily and be emptied into existing septic tank systems on the Island. The Thetford Aqua Kem green chemical used in the waste holding tank is an environmentally conscious fluid which is septic tank safe.</p> <p>Alternative option Baches which are within 100m of the road may have a fully contained sewerage holding tank such as the Norski Wilderness toilet. Examples of these are located at McKenzie Bay and the Rangitoto summit. This style of toilet would be emptied annually by Burnett's septic sucker truck which frequents the Island on a regular basis. All waste from the tanks would get removed from the island and disposed of on the mainland.</p>

Location	Special features	Potential effects of your activity on the feature	Methods to remedy, mitigate or avoid any adverse effects identified
<p>Pest free Rangitoto status at Historic assets (as listed above)</p>	<p>Rangitoto and Motutapu Islands were declared pest-free in 2011. The pest free status is highly valued for its positive impact on biodiversity and recreational activities.</p> <p>Endangered birds - shore plover, saddleback/tieke and whitehead, takahē and kiwi thrive on the islands.</p> <p>Native Lizards - Copper and Suter's skinks, the Moko skink, common gecko and Pacific gecko exist on Rangitoto without the threat of rats and stoats.</p>	<p>Adverse: The overnight opportunity may introduce new, or increase existing threats to indigenous ecosystems e.g. pests and weeds.</p>	<p>1. RICHT will promote awareness of the special environment, flora, fauna, and geology of the Island and liaise with like-minded groups.</p> <p>2. The Bookabach booking requires all visitors to use the DOC biosecurity checklist before coming to the island. This ensures a clean boot policy is in place and educates clients on the importance of threats to conservation in NZ.</p> <p>Monitor:</p> <ol style="list-style-type: none"> 1. The Bach Managers will monitor DOC 200 and victor mouse traps at each bach site. 2. Tracking tunnels will be used to detect rodents (mice/rats etc) at all Booked bach sites. These will be monitored on a routine basis by trained DOC staff. The Trust will help where possible to monitor any infestation or to control pests or weeds if necessary. 3. A volunteer botanist will assess the bach surrounds on an annual basis to identify any new weeds that may have been brought in by overnight guests.

Location	Special features	Potential effects of your activity on the feature	Methods to remedy, mitigate or avoid any adverse effects identified
<p>Vegetation clearance at Historic assets (as listed above)</p> <p>Historic asset access tracks and surrounds i.e. toilet track, patio, structure edge, view.</p>	<p>Vegetation which surrounds the heritage assets include - 200 species of moss, plants and trees including the largest Pohutukawa forest in the world.</p>	<p>Positive: Vegetation clearance around heritage buildings will prolong the life of the asset and reduce workload of DOCs island rangers.</p> <p>Adverse: Vegetation clearance to maintain access-ways and clear views may damage indigenous biodiversity.</p>	<p>1. RIHCT will seek out information relating to threatened and endangered plant species which may exist near bach sites.</p> <p>2. Vegetation trimming will only occur where necessary to maintain existing walkways and views.</p> <p>3. Any significant vegetation clearance would be discussed and approved in writing by DOC prior to any works commencing.</p> <p>4. During the welcome induction Bach visitors will be asked to keep to the formed tracks and patio area. They will also be told that collecting vegetation is not permitted.</p> <p>5. A Volunteer botanist will access and photograph vegetation surrounding the bach sites on an annual basis. Effort will be put into identifying the location and health of threatened or rare plants.</p>

Location	Special features	Potential effects of your activity on the feature	Methods to remedy, mitigate or avoid any adverse effects identified
<p>Recreation/enjoyment for all visitors at bach communities</p>	<p>Recreation/enjoyment of bach communities</p> <p>Bookabach guests and the families and caretakers of Baches leased to private citizens value sole occupation of their classic holiday homes.</p>	<p>Positive: This application will open up historic assets which were otherwise closed to public access.</p> <p>Limiting the number of people to each bach via the booking system will reduce over crowding and the risk of damage</p> <p>The proposal is in keeping with the areas existing recreation opportunities and historic setting.</p> <p>Negative as noted by RIBCA: -the danger of fire is ever-present on Rangitoto. The risk comes from bonfires, candles, fireworks and solid fuel barbeque.</p> <p>-loud music and noisy parties</p> <p>-bach renters should respect the rights of the occupiers of the baches under family guardianship.</p>	<p>1. RIHCT will promote and educate visitors on the overnight facilities available and warn of the risk of island fire. No open flames including candles, kerosene lamps and charcoal burners will be permitted.</p> <p>2. RIHCT will continue to maintain the heritage assets and insure that guests respect island visitors and leased baches by keeping noise levels to a minimum.</p> <p>3. RIHCTs Bach managers will ensure the overnight party size is limited to a maximum number of people – the max number of occupants will be set by the total number of beds present in the bach. This will be consistent with the recreational setting, and historic use of the facility.</p> <p>4. RIHCT will make the baches available for use by other concessionaires or stakeholders when requested.</p> <p>5. RIHCT will offer a 50% discount to descendants of family members and free use of the baches to those who partake in community work on the island (on a negotiated basis).</p>

D. Bulk fuel storage

Under the Hazardous Substances and New Organisms Act 1996 (HSNO Act) 'Bulk fuel storage' is considered to be any single container, stationary or mobile, used or unused, that has a capacity in excess of 250 litres of Class 3 fuel types. This includes petrol, diesel, aviation gasoline, kerosene and Jet A1. For more information on Hazardous Substances, go to:

<http://www.business.govt.nz/worksafe/information-guidance/legal-framework/hsno-act-1996>

Do you intend to store fuel in bulk on the land as part of the activity?

NO

If you have answered yes, then please provide full details of how and where you intend to store the fuel, and label any attachments including plans, maps and/or photographs as Attachment 3a:D. If your concession application is approved you will be required to provide a copy of your HSNO compliance certification to the Department before you begin the activity.

N/A

LPG will be present at booked baches, storage sheds and their surrounds to fuel gas cookers and LPG heaters

- LPG warning signs will be installed at each bach. Instructions on the use of LPG appliances will be prominently displayed
- No more than 36kg of LPG (4x9kg bottles) will be present at any bach at any one time.
- Booked accommodation and their LPG appliances shall get inspected by DOC annually
- If a significant LPG fault is found the bach will be temporarily closed and all affected bookings cancelled until the problem has been solved.
- Each bach is equipped with a fire extinguisher, fire blanket and emergency exit signs.

E. Other

Is there any further information you wish to supply in support of your application? Please attach if necessary and label Form 3a:E

Pilot Summary; RIHCT Overnight Experience Summary 3aE

Attachment 1aE Consultation Undertaken

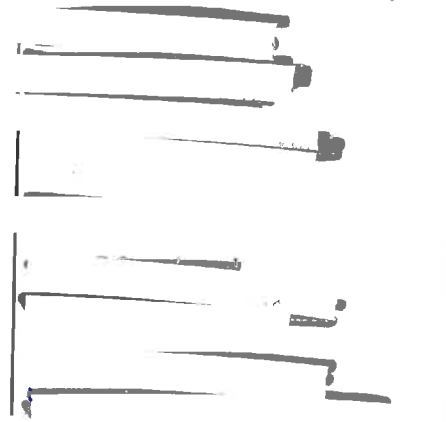
On the 21st of May 2018 Susan Thomas sent a RIHCT consultation email to stakeholders listed in the following table. A follow up email was sent on the 30 May to stakeholders who hadn't opened the original email to ensure that email had been received.

Campaign Monitor (an online email marketing solution) was used to manage and track emails which were sent out so we could effectively see who received and opened the email.

Interested Party	Contact person	Email address
Ngai Tai ki Tamaki	James Brown	[REDACTED]
Ngati Maru	Paul Majurey	[REDACTED]
Ngati Tamaoho	Hero Potini	[REDACTED]
Ngati Tamatera	Antony Royal	[REDACTED]
Ngati Te Ata	Josy Peita	[REDACTED]
Ngati Whanaunga	Tipa Compain	[REDACTED]
Ngati Paoa	Jamie Forsman	[REDACTED]
Te Patukirikiri	David Williams	[REDACTED]
Te Kawerau a Maki	Scott Lomas	[REDACTED]
Ngati Whatua Orakei	Te Aroha Morehu	[REDACTED]
Ngati Whatua o Kaipara	Pani Gleeson	[REDACTED]
Te Akitai Waiohua	Karen Wilson	[REDACTED]
Te Runanga o Ngati Whatua	Tame Te Rangi	[REDACTED]
Tupuna Taonga Trust	Karen Wilson (Chair) Kristy Hill (Administrator)	[REDACTED]
MOEC - Motutapu Outdoor Education Centre	Duncan Watson	[REDACTED]
DOC - Rangitoto Field Centre	John Duggan	[REDACTED]
MFL - Motutapu Farms Ltd	Rick Braddock	[REDACTED]
MFL - Motutapu Farms Ltd	Graeme	[REDACTED]
MRT – Motutapu Restoration Trust	Jo Ritchie	[REDACTED]
MRT – Motutapu Restoration Trust	Brett Butland	[REDACTED]
Fullers CEO	Mike Horne.	[REDACTED]
Fullers tractor train	Derek Hudson	[REDACTED]
Fullers operations manager	Megan Watson,	[REDACTED]
Auckland Water taxi	Steve	[REDACTED]
RIBCA	John Walsh	[REDACTED]

DOC Ops Manager
DOC Senior Ranger
DOC
DOC Planning Team
DOC
Felicitare Charters and
Towing
Fergs Kayaks
Te Haerenga o Ngai Tai ki
Tamaki Ltd
DUAL total sport
Heritage NZ

Keith Gell
Patrick Clark
Rebecca Rush
Michael Steenhart
John Galilee
Alistair Reynolds
Scott Burrige
Te Haeranga
Mark Fordham
Heritage NZ



Consultation Undertaken

OVERNIGHT RANGITOTO | Concession Consultation email sent Monday the 21/5/2018



Kia ora whanau and friends,

The Rangitoto Island Historic Conservation Trust (RIHCT) is applying for a 10 year concession to provide overnight accommodation in historic Baches on Rangitoto Island. The Trust would like input on this application from your perspective. We would like to know how the proposal may have an effect (good or bad) on your cultural interests and associations with the activities applied for in this application.

Below is a summary of the concession application for your consideration and feedback.

Applicant Details

Rangitoto Island Historic Conservation Trust

Charities Commission registered: CC28141

www.rangitoto.org

The Rangitoto Island Historic Conservation Trust was formed in 1997 and first signed a Concession Agreement with the Department of Conservation in 2010. Since formation the Trust has raised over two hundred thousand dollars and has given thousands of hours of volunteer time restoring, managing and interpreting the historic baches and their communities on Rangitoto Island, all of which remain Crown assets.

Activities Applied For

Land use: Using existing DOC facilities for the purpose of overnight accommodation and community events:

- A. Bach 78 Islington Bay [more info >](#)
- B. Bach 114 Islington Bay [more info >](#)
- C. Bach 103 Islington Bay
- D. Bach 52 Rangitoto Wharf
- E. Bach 65 Islington Bay
- F. Tennis Pavilion
- G. and any other DOC managed structure that may become available over time.



BACH 114



BACH 78



BACH 103

Testimonials

The Rangitoto Island Trust has been renting out baches 78 and 114 on behalf of the Department of Conservation since December 2017 as a trial. Feedback relating to the baches and the bach managers can be found on the [Bookabach website](#).

The following written testimonials are also available to read on request:

Jo Pilkington – First Scene Company Director
David Bade – Senior Specialist - Built Heritage, Auckland Council
Andrea Kirkwood – Designers at Tika Creative Ltd
Robin Kearns – Professor of Geography University of Auckland

Background Experience of Applicant

The Trust has restored and operates a bach museum at Rangitoto Wharf which attracts approximately 3500 visitors each year. The restoration work undertaken by the Trust on this bach won a UNESCO Asia-Pacific Heritage Award competing against large projects including a palace in India, a performing arts centre in Hong Kong and a canal community in Thailand.

RIHCT have an existing concession for the "Sale of merchandise and food, guided walks, fishing competitions, provide visitor interpretation/experience from the museum at bach 38, guided walks around tracks (not including the summit) and running of events on Rangitoto Island scenic reserve."

Bach 114 and Bach 78 have been fully restored and Bach 103 (Flounder Inn) is in the process of restoration. All of this work is paid for and organised by the Trust.

We hope that this request reaches you at a good time. Please feel free to **email** or call me direct **(022 096 7790)** to discuss. We will allow 20 working days to hear a response from you.

Nga Mihi

Susan Thomas

Facilities Manager



You've received this consultation email because you're a valued stakeholder of Rangitoto Island. If you don't want to receive further emails from RIHCT - [unsubscribe here](#).

All information in this email is to the best of the authors' knowledge true and accurate. No liability is assumed by the authors, or publishers, for any losses suffered by any person relying directly or indirectly upon this email.

Face to face meetings were requested by Fergs Kayaks and John Walsh from RIBCA. RIBCA were concerned about fire, noise and potential harassment from Bookabach guests. The informal meeting at Johns bach was requested in advance of their email which formally records these concerns.

The meeting with Fergs Kayaks was positive and in support of the overnight accommodation concession. Ways of working together to promote overnight kayaking opportunities were discussed.

The following email correspondence has been received in support of the application:

1. Pani Gleeson – Ngati Whatua o Kaipara
2. James Brown - Ngai Tai ki Tamaki Tribal Trust
3. Renée van de Wetering - Fullers & 360 Discovery
4. John Walsh - RIBCA
5. Scott Burrige – Fergs Kayaks

The Chair of RIHCT, Elizabeth Andrew, was approached by Belinda Vernon and Biddy Winstone of the Motutapu Trust on a return trip on Fullers Ferry where both offered their support or the concession application. This has been accepted by the Trust as evidence that MRT have received and discussed the concession application.

* All written views, advice and opinions concerning this consolation have been attached to support the application in Attachment 1a E Correspondence.

Consultation Conclusion

After consulting with a large number of stakeholders the Trust received 5 emails in support of the application. Concerns raised during the consultation period were assessed by RIHCT and resulted in following modifications to the draft application:

- Reduction of the intended 10 year term to 5 years with the right of renewal for a further 5 years if successful.

- Fire, noise and harassment issues raised by RIBCA have been added to and addressed in the Environmental Impact Assessment (EIA).

Attachment 3a:A2 Public Notification Details

Do you believe you need to exclude others from the structure or facility? **YES**
(Exclusive occupation requires a lease which requires public notification of the application)

If **yes**, please answer the following 3 questions, if no please go to the next section:

Is exclusive possession necessary to protect public safety? **YES**

Is exclusive possession necessary to protect physical security of the activity? **YES**

Is exclusive possession necessary for the competent operation of the activity? **YES**

If the answer to any of the above is yes, then provide details and supporting evidence and label Attachment 3a:A2.

Exclusive possession is necessary to protect public safety.

Overnight guests will get a personalised welcome and induction to the bach. The onsite bach managers will warn visitors of various health and safety issues. If the baches were open to all members of the public there would be concerns around:

- Drinking water
- LPG
- Electrocution
- Fire
- Vandalism & theft

Exclusive possession is necessary to protect physical security of the heritage asset

The three bach communities on Rangitoto Island are registered as Historic Areas by the Heritage New Zealand Pouhere Taonga. The Bookabach process ensures that overnight visitors are aware of the buildings heritage values. The BookaBach guest details are recorded and each visitor takes ownership/responsibility for the building while they are on site.

Exclusive possession is necessary for the competent operation of the activity

The overnight bach booking opportunity on Rangitoto will allow sole use of historically significant assets. This exclusive occupation will allow visitors the opportunity to step back in time to reminisce about life on Rangitoto in the 1930/50s. The overnight activity is a form of interactive interpretation which would not be possible if the buildings were left open for all to access.

Attachment 3a:A1 Description of Activity

The Rangitoto Island Historic Conservation Trust is applying for this concession to market and manage overnight accommodation on Rangitoto Island in crown owned baches – 114, 78, 103 and any other historic bach which may become available over time.

RIHCT would also like to manage use of the Tennis Pavilion/Stone Hall as a venue for community events.

Name and status of the public conservation land: Rangitoto Island Scenic Reserve

Asset or feature	Location of asset	Intended use of building	Intention to make changes?
Bach 78 outhouses & Boat Shed	E1769041 N5928011	Booked accommodation	Bach fully restored no changes necessary
Bach 103	E1769192 N5928398	Bach managers accommodation and eventually booked accommodation	Bach in state of disrepair. Restoration underway as per heritage architects recommendations.
Bach 114 & Outhouses	E1769041 N5928154	Booked accommodation	Bach fully restored no changes necessary.
Bach 52 & outhouses	E1766099 N5925056	Booked accommodation	Upgrade toilet and water. Install and certify gas installations
Bach 65	E1769195 N5926884	Booked accommodation	Legal status and full restoration required. Make building water tight. Upgrade toilet and water. Install and certify gas installations
Other existing Baches on Rangitoto Island which may become available over time	Rangitoto Island Scene Reserve	Booked accommodation	Restoration as required
Islington Bay Stone Hall/ Tennis Pavilion	E1769001 N5928170	Community event venue	Restoration of power and water systems as previously scoped by DOC.

Please refer to attached maps: 'RIHCT Rangitoto-Maps.pdf'

The primary purpose of this concession is to enable visitor use and overnight occupation of agreed historic baches on the Site.

Such use will be undertaken in a manner that gives effect to adaptive re-use best practice, seeks to protect and maintain archaeological and historic features, the remaining features of historic communities and landscape that provides settings for a range of heritage, recreation, conservation and educational activities.

The activity will be undertaken in a manner which enables the economic return from the activity to maintain agreed baches on Rangitoto Island Scenic Reserve.

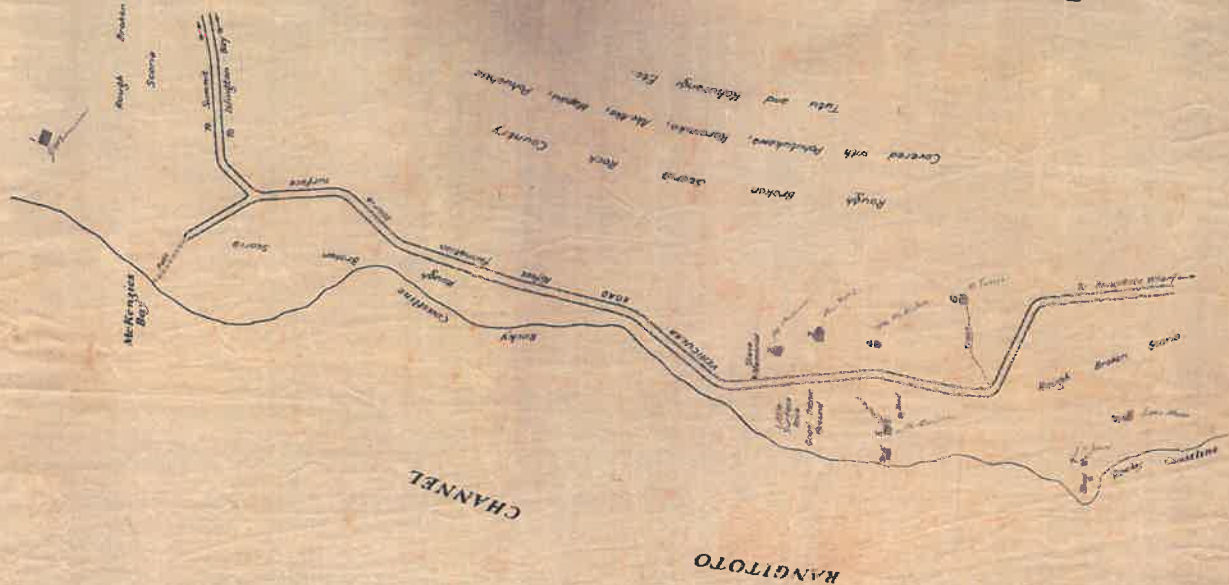
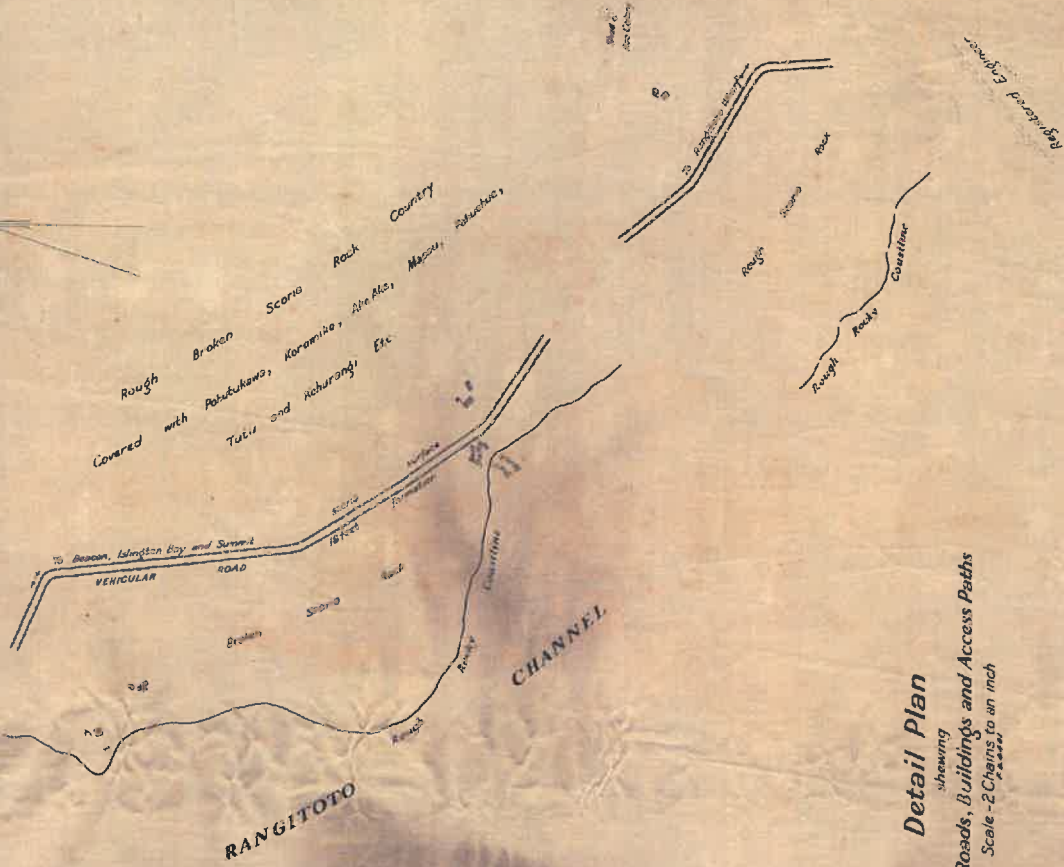
To achieve the purpose of this concession, the Trust shall undertake the following management activities.

- a. Manage overnight accommodation in agreed baches, on Rangitoto Island Scenic Reserve, on a day-to-day basis;
- b. Undertake restoration and maintenance of agreed baches so that such are in a fit-for-purpose state at all times;
- c. Manage enquiry's and coordinate event bookings in the Tennis Pavilion/Stone Hall

Why RIHCT should be awarded this concession

The Rangitoto Island Historic Conservation Trust would like to perpetually restore vibrancy and life to Historic baches on Rangitoto Island in collaboration with the Department of Conservation (DOC) for the benefit of all New Zealanders. The Trusts' aspirations are to market and manage baches on Rangitoto Island to raise funds which will be reinvested into the Islands historic bach communities.

This will enable overnight opportunities for members of the public and return life and vibrancy to heritage fabric on Island.



Detail Plan
 showing
Vehicular Roads, Buildings and Access Paths
 Scale - 2 Chains to an inch

Bookabach Pilot Summary - 3aE

The following information has been compiled to give an overview of the Bookabach pilot.

The 5 month trial period was granted by the Department of Conservation, from the 1st of December to the 30th of April 2018, to see whether the Overnight Rangitoto venture would be successful. The pilot period has been immensely popular receiving 100% positive feedback on the Bookabach website (See below for a selection of the comments). Keith Gell the Auckland Area Operations manager has given the Trust and the bach managers - Motu Whare Ltd approval to continue after the pilot ends while a formal concession is applied for.

287 people experienced Overnight Rangitoto in baches at Islington Bay over 6 months between December 1st and 28th May 2018. Of the 287 guests 227 were adults and 60 were children.

We feel that RIHCT is providing an amazing, relaxed overnight opportunity that inspires recreational adventures. The opportunity to stay on the Island has enriched the baches and the lives of those visiting Rangitoto by encouraging enjoyable, fun excursions and unforgettable memories.

The Trust would like to move forward as soon as possible with being able to offer the Tennis Pavilion and other baches on the Bookabach facility. We feel there is a synergy here for larger groups using the baches and Tennis Pavilion together for special events.

Media Promotions

The baches have appealed to a number of clients who have provided further media opportunities. First Scene is fully involved in promoting the baches through their regular newsletters and we have been offered the opportunity to be involved in a major fundraiser in April.

Another client put the Trust in contact with Jessie Mulligan on National Radio where a 5 minute live talkback was undertaken. Bookings were seen immediately after this segment aired.

Rachel Hunter visited bach 114 on the 2nd of March 2018 and mentions this trip on her Instagram and Facebook feeds.

Useful links

Bach 78

<http://www.doc.govt.nz/parks-and-recreation/places-to-go/auckland/places/rangitoto-island/lodges/bach-78/>

Bach 114

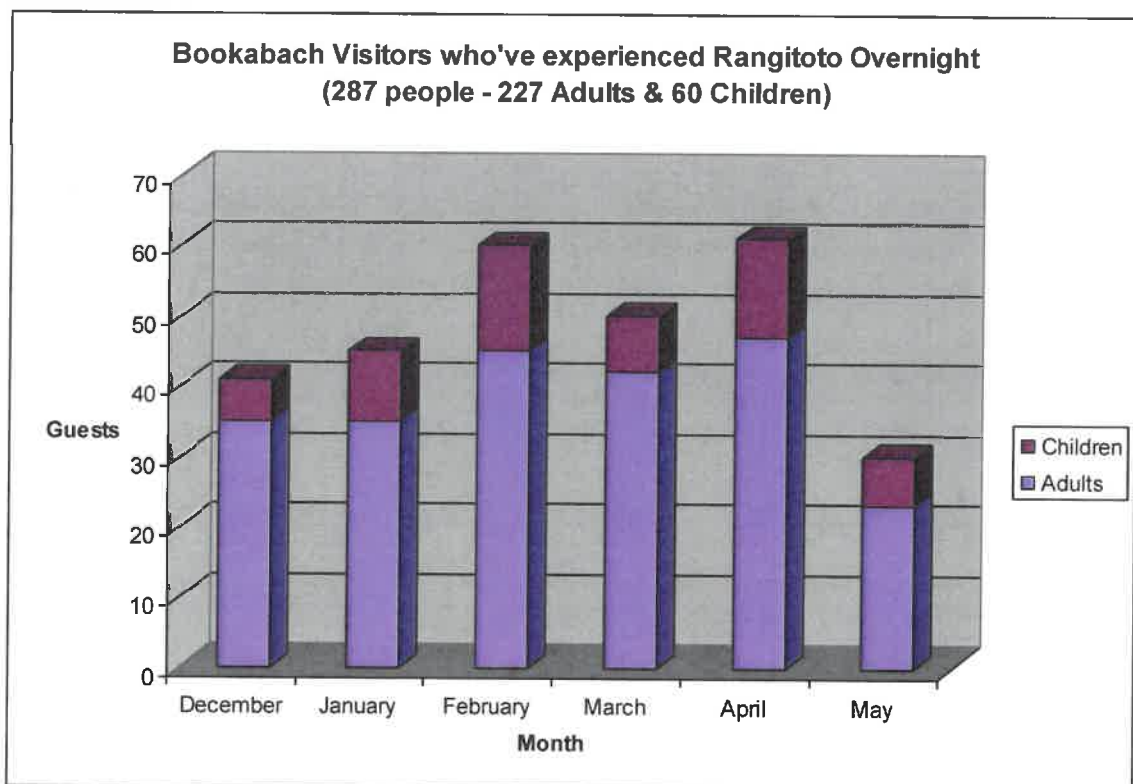
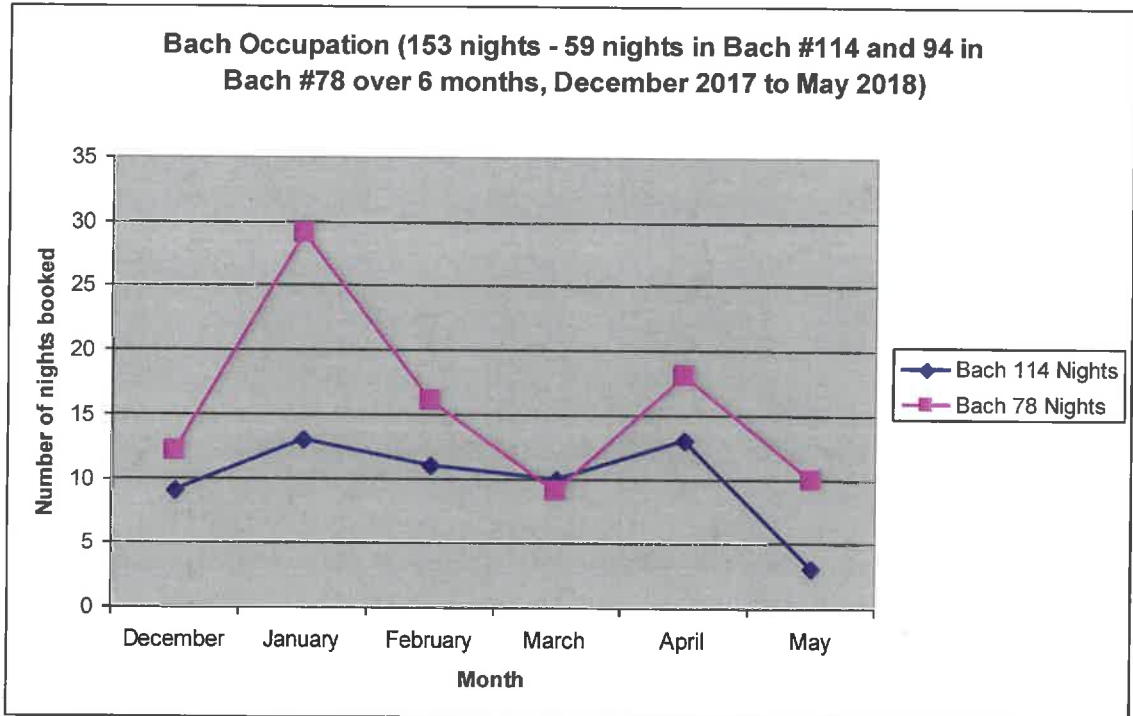
<http://www.doc.govt.nz/parks-and-recreation/places-to-go/auckland/places/rangitoto-island/lodges/bach-114/>

Bookabach

<https://www.bookabach.co.nz/baches-and-holiday-homes/search/locale/rangitoto-island>

6 Month Summary (December to April 2018)

The baches were booked for a total of 153 nights. 59 nights in Bach #114 and 94 nights in bach #78



Bach 78 Bookabach Feedback

"Thoroughly enjoyed our 4 night off grid island stay in this wonderful bach. The weather wasn't perfect but we found lots to do and discover on the island and time inside the bach was comfortable and relaxing. We consider that we have had a very special and iconic holiday and we intend to return. "

Victoria | Jan 2018

"Absolutely DELIGHTFUL; Kiwis will love the old 'bachiness' of #78. Swim right out front, solar showers, gas cooker, outdoor toilet & traditional bach decor...definitely all add to the charm. Immaculately clean. An honour and a privilege to enjoy Rangitoto Island 'after hours' and explore more of the Island than before. A few mins walk to Motutapu so more possibilities for adventure. Do read all material associated with the bach as it is not 5 star accommodation, but a 5 star experience!"

Sally | Feb 2018

"The bach was beautiful and provides a unique getaway and a perfect way to escape the rat race of Auckland city. Staying overnight on the island allows you to explore more of its treasures that simply cannot be fitted in on a day trip."

Amanda | Feb 2018

Bach 114 Bookabach Feedback

"This unique and charming place allows you to travel to a time when people basically camped indoors. It is adapted for the C21st by the means of one small feature - a USB charger run on solar power. The house has retained period lino, wallpaper and furnishings. The light-filled covered in front verandah with a sleeping alcove is especially attractive. This bach at Islington Bay allows you to easily enjoy the sandy coast of Motutapu, the estuary and the rocky Rangitoto coast."

Anna | Dec 2017

"The bach is totally unique and it's a huge privilege to be able to stay there, after decades of not being able to stay on Rangitoto. It's as close to time travelling back to the 1940's as you could get."

Lisa | Dec 2017

"We absolutely loved this place. It was charming and authentic, the location was beautiful, swimming just down the path and all of Rangitoto and Motutapu to explore. There are birds everywhere, kaka, saddleback and kiwi calling at night. It was idyllic and we can't wait to go back."

Caroline | Jan 2018

Motu Whare Ltd – Bach Manager Feedback

"Rangitoto Island Historic Trust were excellent to deal with. Susan was there to greet us and give us a run through on the property, she was very friendly and helpful, left ice packs for the chiller and cold drinks were there when we returned very hot from a walk. She couldn't have been nicer! "

Caroline | Jan 2018

“We loved our stay at the historic bach. It is restored to what felt like an original state, which makes it very unique. The view over Islington Bay was always beautiful and the kids enjoyed jumping off the wharf. There are so many lovely walks on both Rangitoto and Motutapu that we enjoyed. It was a great way to get away and truly relax. Aaron and Susan looked after us well, especially when a storm meant the ferry service was cancelled and we had to stay an extra night. “
Debbie | Jan 2018

“The pilot program has been a good test bed process for the Trust to understand the feasibility of providing bach accommodation to the public on Rangitoto Island. It would not have been possible without an onsite manager. We cannot thank Motu Whare Ltd enough for being the public face of the Trust, their special individualised treatment for each booking is handled with aplomb, patience and with utmost consideration, this has been an integral component of the success.”
Elizabeth Andrew – RIHCT Chair | Feb 2018

RE: OVERNIGHT RANGITOTO | Concession Consultation

Scott Burridge

Wed 6/06/2018 3:47 p.m.

Hi Susan,

It was a pleasure to meet you today.

As indicated, Fergs Kayaks supports the application by the RIHCT for a concession from DOC for the activities referred to in your email.

Regards

Scott Burridge

Fergs Kayaks

From: James Brown
Sent: Thursday, 31 May 2018 7:43 AM
To: Susan Thomas
Cc: Laurie Beamish; Lucy Steel; Billy Brown
Subject: RE: OVERNIGHT RANGITOTO | Concession Consultation

Morena Susan,

Thank you for the application.

My email serves to summarize our formal response.

We enjoy a great relationship with Elizabeth and the team.

Initially the concerns we have are more related to the Crown role in this.

At one time recently, there was talk during negotiations with the Crown that these bachs would return to iwi but the conversation died of natural causes.

That aside, the work the group does is strongly supported by ourselves and one of our iwi Board members has already begun hiring the bach (Reuben Kirkwood).

Although we support the groups work, the time period is of interest in so far as, we would prefer a 5 year period of renewal as opposed to a 10 year period.

This is because of our legal case against DoC in the Supreme Court whereby DoC concession approvals to both islands only last 5 years for other concessionaires.

Is this a concern to you?

If not, then if you could recast the period of concession to 5 years we will support formally immediately.

You can of course persist with the 10 year period you originally sought but this may not achieve our support as a 5 year period would.

Our other issue is how the management of this relies upon accommodation on Motutapu ie: kitchen and bathroom facilities which DoC have brought to our attention. This cannot be sustainable unless DoC free up a complete house for this to continue but will leave this matter to you both to sort.

As you know, Nga Tai treaty settlement now has a date for the final reading, 28 June, from which the settlement becomes an Act of Parliament. This will then mean, Ngai Tai is the only exclusive iwi to Motutapu of which Ngai Tai has some significant plans particularly at Hukunui or Pa Paddock.

On that note, could you reply with revised time period or not and how it is your management proposes to maintain the access for kitchen and bathroom facilities on Motutapu.

Mauri Ora.

James Brown

Chairman

Ngai Tai ki Tamaki Tribal Trust | Ngai Tai ki Tamaki Trust (PSGE)

<http://www.ngaitai-ki-tamaki.co.nz/>

Tetaritaiao

Wed 30/05/2018 2:49 p.m.

Inbox

To: Susan Thomas

Cc: Rebecca Rush

Kia ora Susan

Thank you for consulting with Nga Maunga Whakahii o Kaipara in regard to applying for a 10 year concession to provide overnight accommodation in the historic baches on Rangitoto. Nga Maunga whakahii o Kaipara support a 5 year concession, trusting the Rangitoto island historic trust will work and manage along with the Department of Conservation rangers, ensuring the baches and environmental surroundings are preserved and cared for.

Mauri ora

Pani Gleeson
Kaiarahi Taiao
(Resource Consents Co-ordinator)
NGĀTI WHĀTUA O KAIPARA

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Nga Maunga Whakahii o Kaipara Development Trust
16 Commercial Road, PO Box41
Te Awaroa - Helensville 0840
Auckland

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Heather & John Walsh < [REDACTED] >

Tue 5/06/2018 1:41 p.m.

To: Susan Thomas < [REDACTED] >

Hi Sue,

Further to our conversation on Rangitoto on the weekend, RIBCA submits the following :

The Rangitoto Island Bach Community Association wishes to ensure that people renting baches from RIHCT are made aware that:

-the danger of fire is ever-present on Rangitoto and could affect not only the rented bach but also neighbouring baches (which are uninsurable) as well as the island's vegetation. The absence of a fire brigade and readily accessible pressurised water heightens this risk. The risk comes from bonfires, candles, fireworks and solid fuel bbqs.

-loud music and noisy parties are not part of the island culture.

-bach renters should respect the rights of the occupiers of the baches under family guardianship.

Best regards,

John W.

PS: it was great to catch up with you both! Hope we can do it again.

Renee Van de Wetering < >

Thu 31/05/2018 4:07 p.m.

Inbox

To: 

Hi Susan,

Fullers Group Limited (Fullers) supports the concession application of the Rangitoto Island Historic Conservation Trust (RIHCT) to provide overnight accommodation on the island in the historic baches it manages and maintains on behalf of the Crown and the Department of Conservation.

Rangitoto is of historic, cultural and patriotic significance to all New Zealanders and Aucklanders. As one of the transport operators offering access to Rangitoto, Fullers would like to show all people the wonder of Rangitoto. Overnight accommodation is exceptionally limited on the either Rangitoto Island or adjoining Motutapu Island, and the unique experience is something worth promoting and pursuing. Overnight visitors contribute funds to help RIHCT maintain a part of the history of New Zealand.

You have our support, and we have no concerns with the concession application.

Kind regards

Renee

Renée van de Wetering  Commercial Affairs Manager  Fullers & 360 Discovery

 fullers.co.nz

Level 3 Ferry Building, 99 Quay Street, Auckland 1013  PO Box 1346 Auckland

 Description: Description: Description: Logo strip2



Fullers Group Ltd forms part of the [InMotion Group](#)

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Name: David Bade

Occupation: Senior Specialist - Built Heritage, Auckland Council

Postal address: [REDACTED]

Phone number: [REDACTED]

Written testimonial to vouch for the proficiency of the Rangitoto Island Historic Conservation Trust in the proposed activity of overnight:

My wife and I stayed at Bach 114 in early January this year and stayed for a night. It was a great place to stay. I have been interested in the history of the baches for a number of years and it was great to be able to stay in one. It was just like going back in time to the “heyday” of the baches community. It’s an excellent way for members of the public to enjoy and experience a past way of life and to learn about the history of the baches and the people who stayed there. We also really liked being able to experience Rangitoto after the last ferry went – a great way to experience the nature of the volcanic island without crowds of people.

A good amount of information was given to us before we arrived and when we arrived, Susan was able to tell us the quirks of the bach. We recommended the bach to others and some of my colleagues stayed a couple of months later. They really enjoyed it as well. The Rangitoto Island Historic Conservation Trust has managed the baches for visitors very well and I fully support their application for a concession to manage the baches for overnight accommodation on the island.

11 May, 2018

Testimonial for the Rangitoto Island Historic Conservation Trust (RIHCT)

Name: Robin A Kearns

Occupation: Professor of Geography

[REDACTED]

As an Aucklander I have long been intrigued and delighted by the co-existence of pristine volcanic landscapes and associated biodiversity alongside the human heritage of historic baches on Rangitoto Island. That fascination has been amplified through my teaching and research as a cultural geographer. Recently I have researched aspects of the islands of the Hauraki Gulf as distinct cultural landscapes. My publications about Great Barrier, Waiheke, Rotoroa and Rangitoto Islands now form the basis of a programme of teaching island geographies.

For the last two years, my field teaching for a postgraduate course ('Land, Place and Culture') has been enhanced through being hosted by a representative of the RIHCT who has offered a guided tour of significant historic sites on the island including the Bach 38 Museum. The depth of commitment to Rangitoto's built heritage on the part of RIHCT has impressed me, as has their commitment to the co-existence of biodiversity and human history. They are also clearly committed to fostering low-impact visitor experience of the island.

While a fleeting day-visit to any island is illuminating, staying overnight on an island characterised by biodiversity and historic heritage takes the visitor experience to another level. I have therefore been impressed to see RIHCT's commitment to developing rental accommodation options among the suite of restored baches. This commitment both enhances visitor experience and provides a needed income stream to fund further bach restoration activity. I have been impressed by the safeguards around the opening of these two as accommodation options. These safeguards include the presence nearby of permanent residents Trust members who can offer qualified oversight,

incorporation of appropriate toilet facilities and the insistence on DoC-approved biosecurity checks.

In summary, in all my dealings with RIHTC I have found its representatives and goals to be closely aligned with a commitment to not only heritage preservation but also the integrity of DoC's requirements of biosecurity for the island.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'RK', followed by a horizontal dashed line and a solid horizontal line below it, indicating a signature line.

Robin Kearns PhD
Professor of Geography

Testimonial for the Rangitoto Island Historic Conservation Trust (RIHCT)

Name: Reuben and Andrea Kirkwood
Occupation: Designers at Tika Creative Ltd

We have had the pleasure of booking and staying at both of the already restored RIHCT baches at Rangitoto Island.

On both occasions the booking process was easy, both baches described accurately, with quick response to communications with Susan and Aaron. Both properties were tidy and well prepared for our arrival and we were met by either Susan or Aaron and given a complete run down of each bach and area.

Each has been so tastefully restored, we were very impressed with the attention to detail paid to the furniture, linen, and decoration, which contributes to the feeling of travelling back in time to the heyday of Rangitoto Island family holidays.

On each visit we have been asked for any feedback regarding our experience from Susan and Aaron.

These are the ultimate original kiwiana bach experience and for that reason we plan to return many times and have already discussed with wider family and friends possible future girls, fishing, and walking holidays!

Our hope is that more Rangitoto baches will be similarly restored as lovingly so that we can experience them.



May 2018

Testimonial for the Rangitoto Island Historic Conservation Trust (RIHCT)

Due to my professional commitments, as the owner of the largest costume and prop hire company in Aotearoa, I have limited time for recreation and significant breaks from my business.

Therefore, it was an absolute pleasure to discover that I could book a bach on Rangitoto Island. Prior to our stay over Christmas it had been 40 years since I had visited the island and I realised how little I knew about it. I have been enriched by our stay and what we have discovered about Rangitoto and Motutapu's history, environment and conservation.

The attraction for myself and my whanau is the fact that we are able to spend quality time in a unique environment that is constantly rewarding. We are now considering as a whanau how we can support current and future island projects.

After our first experience we have since stayed in the baches on two more occasions. The accommodation costs offer huge value for money. The location, style of accommodation, cost and experience are superior to any other options we have researched.

I would be delighted to imagine that we could continue our experiences by booking the baches for future overnight stays.

Name: Jo Pilkington
Occupation: Company Director