

Attachment 3a I: Other

Public Access

Introduction and History

2011:

Commencement of Concession OT 20767 ACC

2012:

Finance Design and Construction of Hut. Hut was open to the Public at all times.

2013-2016

Winter Operations began marketed under the trading brand names “Steep White” and “Dwell Hut”. All year around activities included overnight hut stays and guided and self guided recreational activities, with small numbers, the emphasis on bespoke trips.

Initially the winter trips were the most popular time for groups at the hut.

The Hut was open to the Public at all times.

2017:

The Trading name of the Business was changed to mountainhut.nz .

Tourism in New Zealand was increasing considerably. Tourism numbers were causing some alarm in Tourism hotspots. Tourism behaviour diversified. Unregulated Freedom Camping became an issue nation wide. National Parks were also affected by tourism numbers and lack of amenities to cope with the rapid growth.

It became evident at this stage that the number of public who made contact with us and paid hut fees over this period was less than the total number using the hut. Increasingly we found mis-information on social media and in some publications about the hut. Private Websites such as Hut Bagger and NZ tramper and in the Wilderness magazine publication contributed to the confusing array of 'facts' and also to the increase of local and overseas tourists, using the hut without paying hut fees.

Other evidence was that the amount of effluent and waste water produced and stored in the holding tanks was considerably more than expected for the guided or self guide group numbers. The hut was open to the public at all times.

Whakaari was being impacted by tourist numbers and freedom campers using the Whakaari Carpark for overnight park ups and the free historic huts for overnight destinations. The numbers often overflowed the two bunks available at heather Jock and four bunks available at Huts on the Mac. There was evidence of visitors lighting un-contained fires outside the historic huts just meters from the building in high fire season mid summer.

We also noticed that the DOC Otago Hunting: Whakaari Map and the 1:50 Topo Maps had named Dwell Hut Kelly Hut. For consistency we decided to change the name of the hut to Kelly hut. The name change aimed to consolidated and increase public awareness around public use regarding Kelly Hut

2018-2019

Mountainhut.nz operations identified the need for a Kea Proof staff and storage area. This was presented to DOC as an application for Deed of Variation to Consent OT 20676 ACC to add a Kea Proof Tent in the proximity of Kelly Hut.

Our concerns grew for safety of the hut as the visitor numbers increased and at the behavior of some of the visitors. Behavior included two backcountry fires, Rat Point bush fire and Skippers heritage homestead. Both started by public accidentally.

Our concerns led us to believe that we needed to protect the hut from the same fate.

Encouraging us to include in the application for the KPT a request to have a pin lock system installed on the hut while keeping one open to the public at all times. This would allow us to know who was in the hut and when and also allowing us to gather hut fees to cover maintenance safety of the hut.

This was a notified Hearing and open to submission from the public. Three public submission about public access were received. The outcome was that the pin lock system was disregarded. The main Hut remains unlocked and the KPT storage area is locked to the public.

Marketing emphasis continued to be placed on correcting information on social media and associated websites and promotional material.

For the 2018 KPT notified Hearing Process an analysis was requested on Guest and Public use percentage breakdowns.

We estimated that Public Use was 25% of the Total use, on average, over the last seven years, of operation. This information was submitted as evidence to the Hearings Panel post hearing.

See attachment I Other: Supporting evidence: Email regarding public use of the hut.

2020:

We estimate that the same or very similar public visitor percentage rate (25%) is still relevant today. We have taken approx. 1000 guided or self guide clients, on a variety of multi day trips, over our ten year lease period between 2010-2020. All trips are logged and annual activity returns provided to DOC.

www.mountainhut.nz website provides information and reviews from some of our national and international clients. We also get some verbal feedback from Public. Our contact details email and phone numbers on the web site for public and clients enquiries. We have a sign on the Hut door regarding Public hut use and fees and contact phone number.

DOC website provides information on Whakaari conservation area the historic huts and sites and the historic loop tracks for hiking and biking.

The Tiaki Promise has been a nation wide marketing drive to promote the values of Conservation and correct behavior on Conservation Land to international and national tourists.

Kelly Hut is listed as the Upper Stoney Creek Hut, Whakaari Conservation Area, in the OMCS 2016 Part 1 Appendix 15: 'Publicly available huts on public conservation land and /or managed by the Department'.

Supporting Evidence: Email regarding Percentage of Public use of Hut.

From: Christine Kelly <christinekelly@runbox.com> **Sent:** Monday, 3 September 2018 12:49 p.m. **To:** Anna Morley <amorley@doc.govt.nz> **Subject:** Re: Follow up information after hearing

Hi Anna, Breakdown of costs for servicing the hut include but are not limited to:

Labour Helicopter flights/time for labour Helicopter flight time for strop loads only: Toilet effluent and grey water. Cleaning chemicals and equipment Grey water and effluent disposal: ie. SJ Allen or Hire Pool Toilet tank maintenance and replacement Maintenance of hut interior surfaces, shelves and cooking area i.e painting & staining or covering Maintenance and replacement of mattresses Maintenance of floor surfaces (from the use of hard boots crampons and ice and snow) Maintenance and or replacement of table chairs stools Maintenance and replacement of fire extinguishers, fire blanket, fire alarm. General maintenance of doors and window (aluminum and double glazed) Outside maintenance of hut and toilet exterior cladding and anchor systems Shared cost of administration for organization, contractors purchases, invoice payments, labour and of fice Insurance Safety Auditing (Adventure mark) DOC Lease

We estimate the use by the public is a quarter of our patronage. We have a record of the public whom have contacted us and paid for their overnight stays. We don't have any record of the public who do not contact us or pay. We can gauge the 'none contact' Public use by the how we find the hut interior left between trips and how much more effluent /grey water is in the tanks.

This estimate is for both groups: the public that do pay and those that don't.

In summary we believe that 25% of hut users are "Public" and that the costs associated with the use of the hut as listed above are or would be approximately 25% of our short or long term maintenance costs. We have estimated this to the best of our ability. Please let me know if this is sufficient guidance.

Regards Christine