



Date: 11 October 2017

To: Operations Managers, Operations Managers

From: Gavin Walker

Subject: Visitor expectations of Short Walks and Day Hikes

Purpose: To ensure the success of short walk and day hikes through maintenance specifications.

Context:

The short walk and day hike networks will be promoted internationally and domestically from 24th October 2017. Word of mouth is a powerful promotion tool, and we want visitors talking about the wonderful experience they had on these walks. Unfortunately, we know people will talk more about a bad experience if we do not get the maintenance right. Below are specifications to help our teams adapt to increased visitor numbers, and respond with an appropriate maintenance that ensures quality visitor experiences.

Managers resources:

- **Monitor visitors numbers** to establish if adjustments to scheduled maintenance is required.
- **Ensure maintenance contracts/staffing** can accommodate changes to work schedules if visitor numbers increase.
- **Funding:** Additional funding is available for increased maintenance costs. The funds will be added to the appropriate WBS at October finance changes (OBO). If additional funding is required (above the WBS), a contingency fund is available through your Regional Planning Teams.
- **Short walk and day hike Warrant of Fitness:** see below for the one pager to help staff and contractors think about what needs to be done for these walks.

A reminder of provisional work to be completed before 24 October.

- Notification to iwi/stakeholders that these walks made the final list were completed for all walks.
- Short Walks
 - **Mt Manaia:** Vegetation and some raiser steps will be maintained/ fixed.
 - **Mangawhai Walkway:** Complete fixing the two slips and re-open the walk.
 - **Cathedral Cove Walk:** track re-alignment completed
 - **Wainui Falls Track:** Resolve iwi concern of swimming through signage or promotional material
 - **Cape Foulwind:** Complete upgrade
 - **Charming Creek Walkway:** Complete fixing the slip and re-open the walk.
 - **Blue Pools Walk, Haast:** Toilet to be completed while not impacting on the visitor experience.
 - **Lake Gunn Nature Walk** Direct people to/from Cascade Creek campground parking as overflow for the walk.

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- **Day Hikes**

- **Roy's Peak Track:** Complete toilet and car parking upgrade
- **Cape Kidnappers:** to be confirmed regards information for tide times and visitor safety.
- **Te Whara:** signage, rough and uneven and muddy sections of track.

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Short Walks and Day Hikes Warrant of Fitness

All visitors should...

<p>... find and undertake the walk easily.</p>	<p>Visitors will be going for the first time to these walks. If the walk is difficult to find or access visitors will go elsewhere. Missing, obscured, damaged or dirty signs makes it look like DOC do not value this walk. First impressions are lasting.</p> <p>Actions: Make it easy for people to find the walk. Lead them from the website to road signs, into the well-functioning carpark and onto the walk. Make sure signs are clean, undamaged and are easily visible to read. Carparks should be well defined and easy to drive and park in.</p>
<p>... get home safely.</p>	<p>Our visitors expect to get home safely too. Research shows this group has little experience in the outdoors and a low tolerance for risk.</p> <p>Actions: Resolve any visitor safety issues immediately or close the site and resolve them ASAP.</p>
<p>... enjoy the environment.</p>	<p>This is one of our best walks in New Zealand, so visitors expect to see that we care about it.</p> <p>Actions: Maintain the site well with no litter and weeds.</p>
<p>...be able to use clean, well-functioning toilets.</p>	<p>Poorly cleaned and un-cared for toilets are the most common visitor complaint from people using public conservation land. This results in people thinking poorly about DOC's management of the place (mental model - if DOC cannot even ensure that toilets are cleaned what hope is there that they can do other parts of their job well) and being less inclined to use DOC toilets resulting in human waste issues for us to manage.</p> <p>Actions: As use increases so does our need to clean and service toilets far more frequently than in the past. At busy sites in peak season, toilets will need to be cleaned multiple times a day (hourly at our busiest sites) to ensure that visitor expectations are met.</p>
<p>... enjoy the walk/hike.</p>	<p>Visitors are walking to look at the views and enjoy the location. We know a well-maintained track helps them to enjoy the walk not just look at their feet.</p> <p>Action: The track needs to be fit for purpose and maintained at that level. Issues like windfalls and slips need to be fixed within 48 hours of notification. Download track counters monthly to help monitor the site.</p>

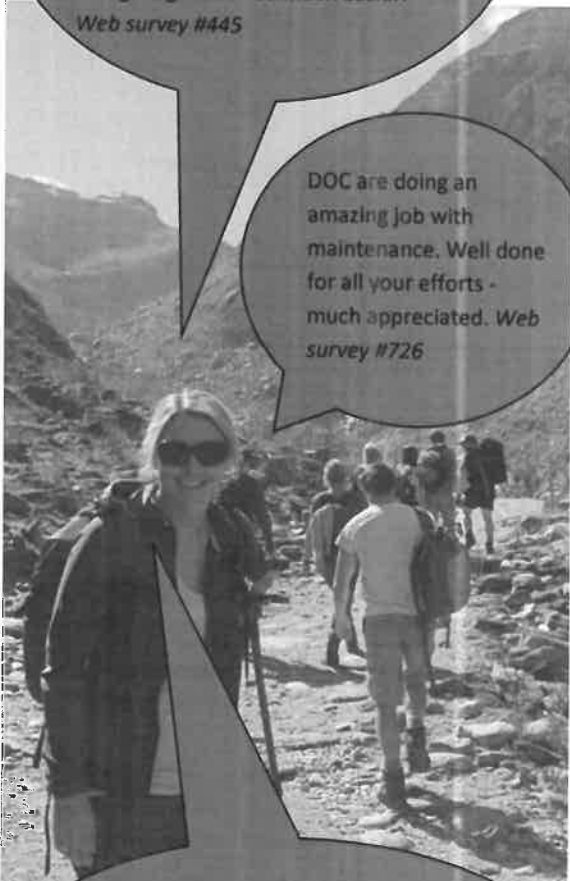
The toilet was full within half a metre of the toilet seat. I would have expected it to be emptied on a regular basis. Please, please, please, please cut the grass and empty the toilets!!!
Web survey #29



Needs better signage on trail. Trail condition could have been better.
Web survey #698

Arrived at the site and found it closed. Website and local office, said it was open. Staff checked to find it closed. Very poor communication and I am sure we were not the only ones seriously impacted. Web survey #319

I was really impressed with all the toilet facilities at every DOC stopping place. Please could you make sure that the people who clean the toilets know that they are appreciated! It makes travelling in remote areas - and doing long walks - so much easier.
Web survey #445



DOC are doing an amazing job with maintenance. Well done for all your efforts - much appreciated. Web survey #726

The friendliness of the DOC ranger, his knowledge of the site and his hard working ethic to ensure unclaimed rubbish was picked up, the toilets remained clean and well supplied with paper ensured our stay was pleasurable. Thank you! Web survey #3

Visitors are going to talk about the walks and our work – what do you want them to say?

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DOC short walks analysis

13th October 2017

- Mt Manaia, Northland: Car park is $\frac{3}{4}$ full with 16 cars – *can it handle the influx that may occur when this walk is promoted? Has the council been involved?*
 - Council, local Walking Access Commission were consulted and supported the project. Conversations regarding infrastructure for this site has been happening over the years.
- Mangawhai Cliff, Northland. Currently closed due to slips – DOC is working hard to fix this but it is still not clear what work is required because the extent of the slip has not been determined. Car parking is likely to be problematic if the popularity of this walk increases – *has this been considered? Has the easement owner been consulted?*
 - Council and land owners were consulted and are supportive. One slip repair is finished. The more recent slip is in the process of being cleared. Land owners have been involved throughout the process.
- Rangitoto Summit, Auckland. Maori land on the summit – *has the local iwi/hapu been consulted?*
 - Yes and they are supportive.
- Cathedral Cove, Coromandel. Last time I was there (a few years ago) carparking was a huge problem – *has it been fixed? Has the TCDC been involved?*
 - Carparking has been upgraded and DOC is working with TCDC to establish alternative methods for accessing the site and linking with the longer walk.
- Wainui Falls, Golden Bay. When I was there years ago carparking was terrible. The aerals on WAMS don't show carparking? *Does adequate car parking exist?*
 - Yes, there is a 1,000m² carpark/maintained area.
- Charming Creek, West Coast. *Is there good carparking?*
 - Yes, There is carparking at either end of the track.
- Cape Foulwind, West Coast. Land tenure is not secure – the landholder refuses to agree to an easement. *Has the landholder been consulted?*
 - Asked Eric de Boer.
- Devil's Punchbowl, Arthur's Pass. Seems ok re parking.
- Kura Tawhiti, Canterbury. Part of the walk is on pastoral lease land (equivalent to private land) with no easement. *Has the lessee been consulted?*
 - We have an ongoing relationship with the land owners which is good and has been demonstrated in land being acquired for carpark extension and adjacent land recently becoming protected.
- Lake Matheson, West Coast. Have not checked this.
- Fox Glacier, West Coast. Have not checked this.
- Tasman Glacier View, Mt Cook. Have not checked this.
- Blue Pools, Haast Pass. Have not checked this.
- Lake Gunn, Fiordland. Have not checked this.
 - The above walks all undertook consultation with iwi, councils and relevant landowners. We have good ongoing relationships relating to these sites.

Great Day Walks (4-6 hours)

- Te Whara - Bream Head, Northland. Car parking seems inadequate. *Has the council been involved?*

- Council, local Walking Access Commission were consulted and supported the project. Conversations regarding infrastructure for this site has been happening over the years.
- Cape Kidnappers, Hawkes Bay. The majority of the walk appears to be on private land (eroded coast) unless the walk is below mean high water springs. *Has the land holder been consulted?*
 - We have been in consultation with landowners. This walk can only be attempted during low tide.
- Tongariro Alpine Crossing, Ruapehu. Have not looked at this.
 - The Tongariro Alpine Crossing is undergoing some changes regards toilet provision and carparking management to deal with numbers.
- Hooker Valley, Aoraki. Have not checked this.
- Roy's Peak, Wanaka. *Car parking issues – will the extension be enough? Has the land holder been consulted?*
 - Yes the landowner has been consulted and the planning for the toilet believes it will deal with growth.

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'Short Walks'/'Day Hikes'

Monitoring & Evaluation 2018: Cape Kidnappers Track



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Short Walks

Experience some of our
BEST SHORT WALKS



Department of Conservation
Te Papa Atarehā

Day Hikes

Experience some of our
BEST DAYHIKES



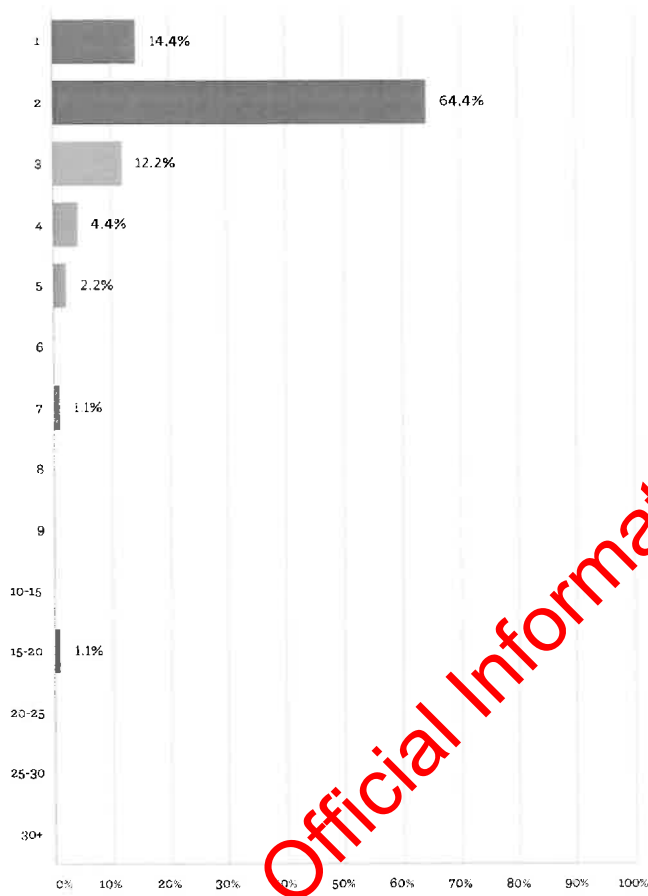
Department of Conservation
Te Papa Atarehā

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Cape Kidnappers Visitor Survey 2018: Intercept

Q1. A. How many PEOPLE are in your party/group (including respondent/s)?

Answered: 90 Skipped: 3

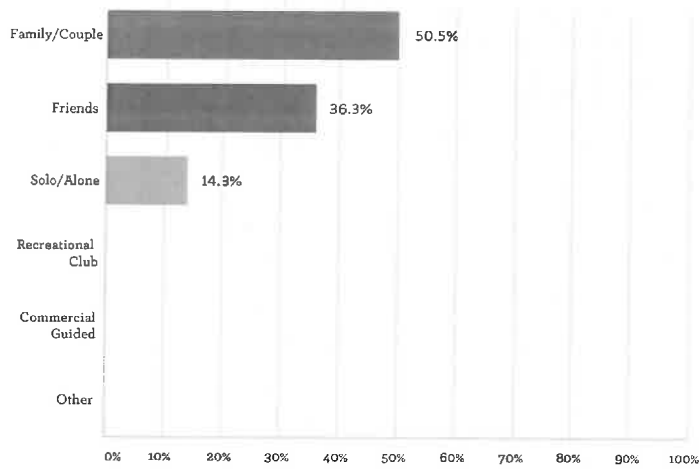


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Cape Kidnappers Visitor Survey 2018: Intercept

Q1. B. What best describes the nature of your group?

Answered: 91 Skipped: 2

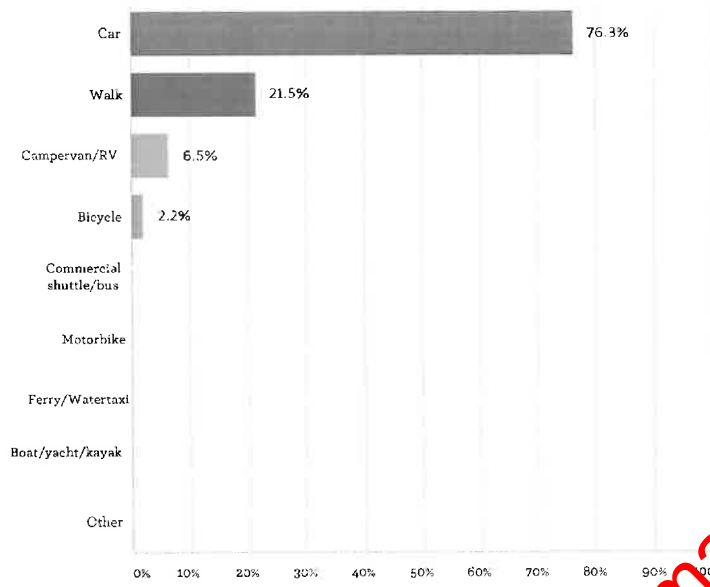


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Cape Kidnappers Visitor Survey 2018: Intercept

Q2. How did you TRAVEL to Cape Kidnappers today? (tick all that apply)

Answered: 93 Skipped: 0

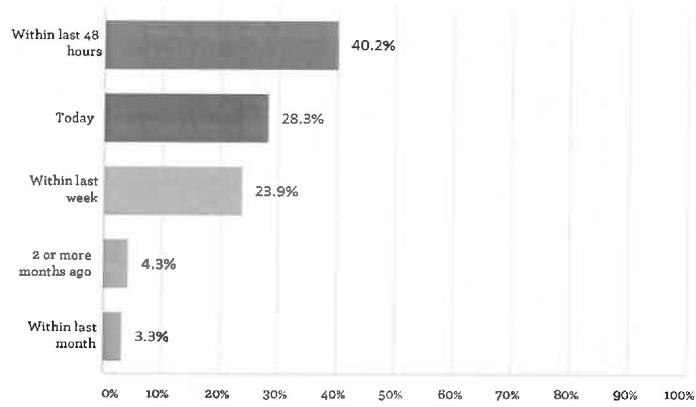


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Q3. When did you DECIDE to make this VISIT to Cape Kidnappers?

Answered: 92 Skipped: 1

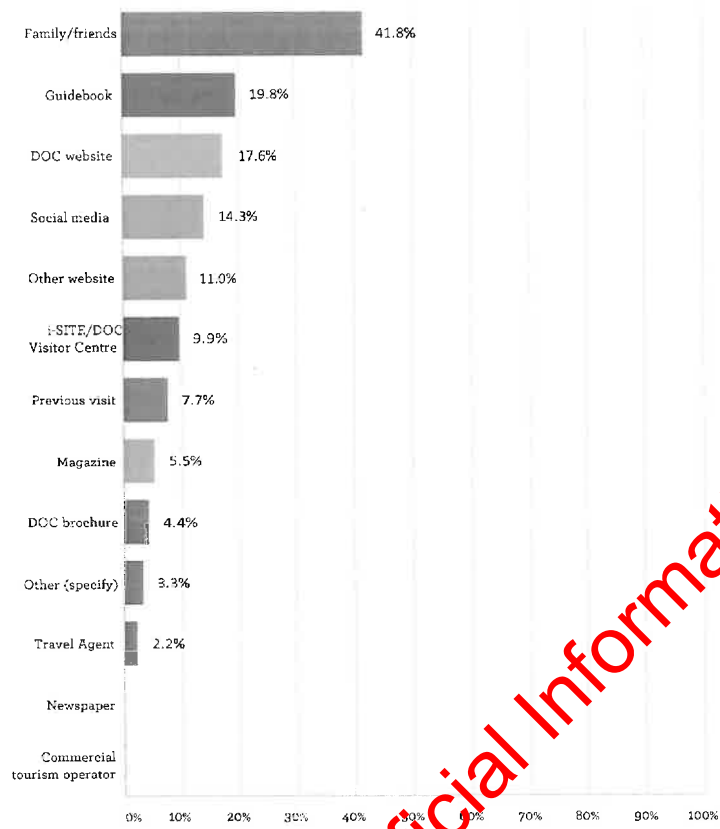


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Q4. How did you LEARN about Cape Kidnappers? (tick all that apply)

Answered: 91 Skipped: 2

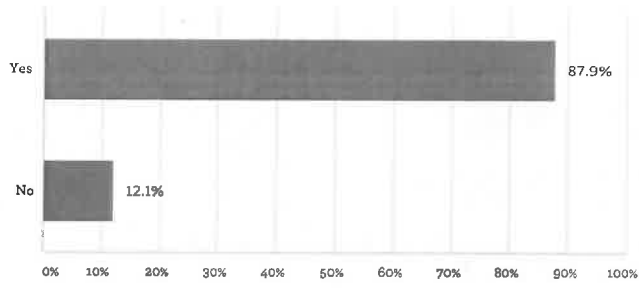


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Q5. A. Is this your FIRST visit to Cape Kidnappers?

Answered: 91 Skipped: 2

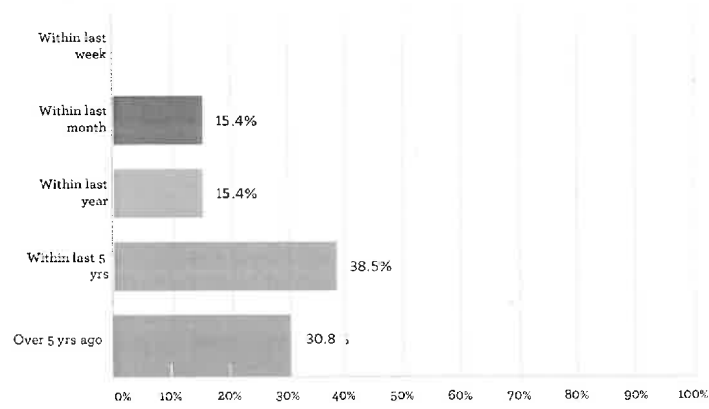


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Q5. B. (If 'No') When was your LAST visit to Cape Kidnappers?

Answered:13 Skipped:80

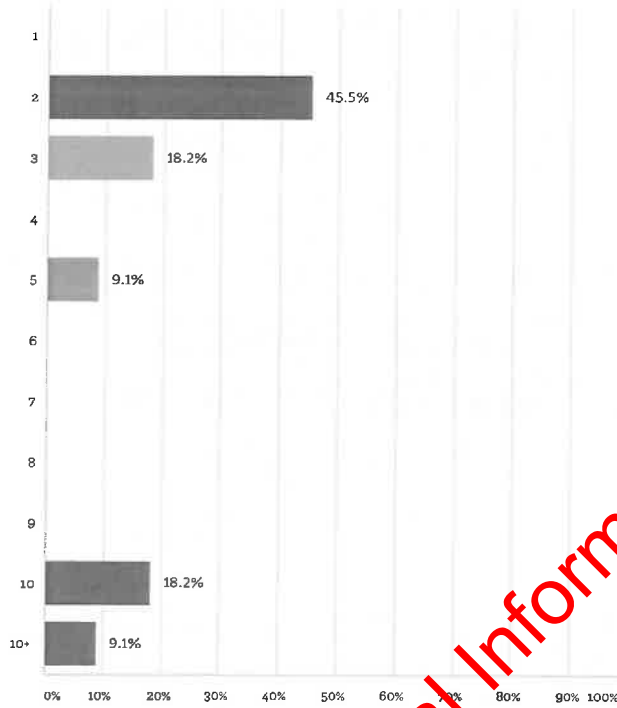


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Caper Kidnappers Visitor Survey 2018: Intercept

Q5. C. (If 'No') How many visits in TOTAL have you made to Cape Kidnappers?

Answered: 11 Skipped: 82

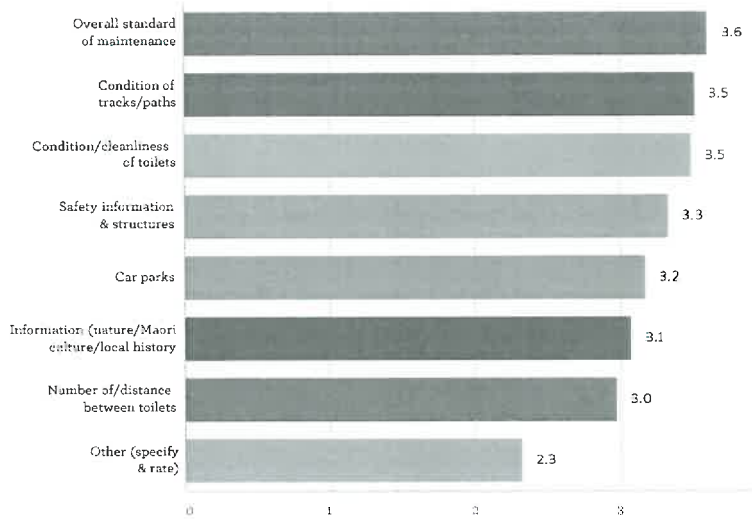


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Cape Kidnappers Visitor Survey 2018: Intercept

Q6. A. How would you RATE the following FACILITIES & SERVICES at Caper Kidnappers? (circle rating)

Answered: 93 Skipped: 0



Comments on facilities/services (rating 0-4)
Condition of tracks
Stones make the track difficult (2)
Falling rocks made me feel nervous walking the track (1)
Condition/cleanliness of toilets
Toilets smell really bad (1)
Safety information & structures
Lacks safety information (2)
No signs for cliffs (2)
Saw no signs for falling rocks or incoming tides (1)
Need signage with high tide warnings (2)
Car parks
Not enough space (2)
Have to cross car park after parking the car (1)
There is a fee for parking at the campsite (1)
Could be more spaces (2)
Car park was full (2)
Car park is small (1)
Information (nature, Maori culture, local history)
Did not see much information (2)
Need more information on the environment (2)
Did not see too many signs with info/history (2)
Not enough information (e.g. about the stones) if not on a tour (2)
Did not see much culture/history info (1)
Number of/distance between toilets
Only one toilet (2)
Lacks toilet facilities (2)
There are no toilets out there (1)
Toilets far apart (2)
Only one toilet (1)
Other
Well looked after - doing us and our Papatuanuku proud (4)
Horrible contradiction to let monstrous trucks get access to the beautiful bird sanctuary (1)
Relatively poor facilities but an awesome walk (3)

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Q7. How LONG was your visit? (number of hours)

Answered: 92 Skipped: 1

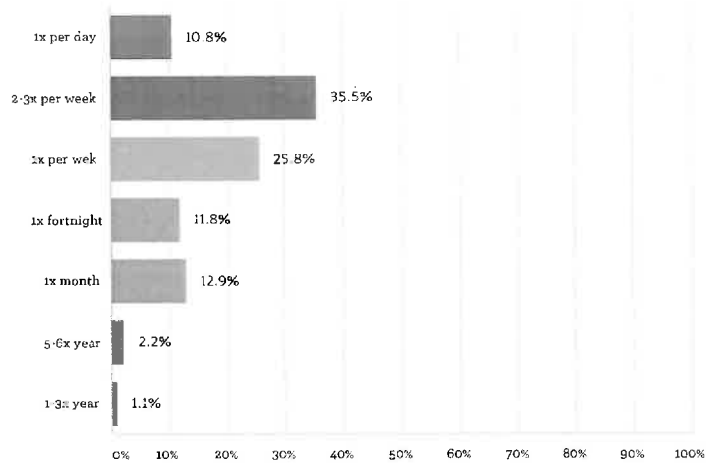


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Q8. How OFTEN do you go WALKING in the outdoors/nature?

Answered: 93 Skipped: 0

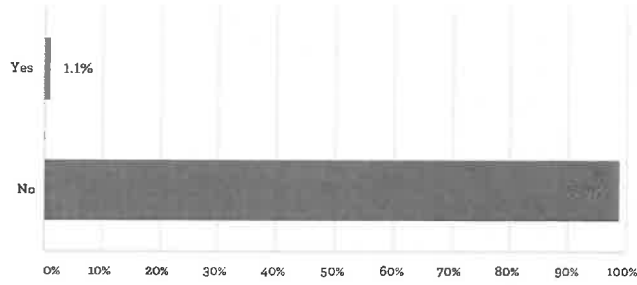


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Q9. Did any member of your group suffer an INJURY on Cape Kidnappers today?

Answered: 89 Skipped: 4

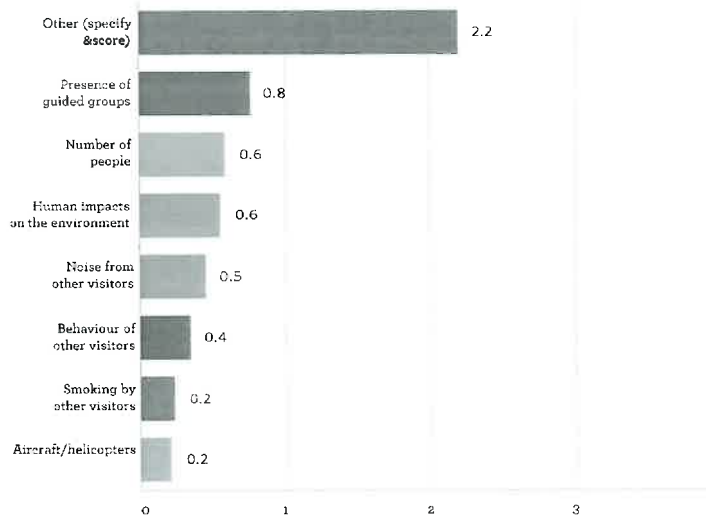


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Q10. (During this trip to Cape Kidnappers) Were you DISTURBED by any of the following? (circle level of disturbance)

Answered: 91 Skipped: 2



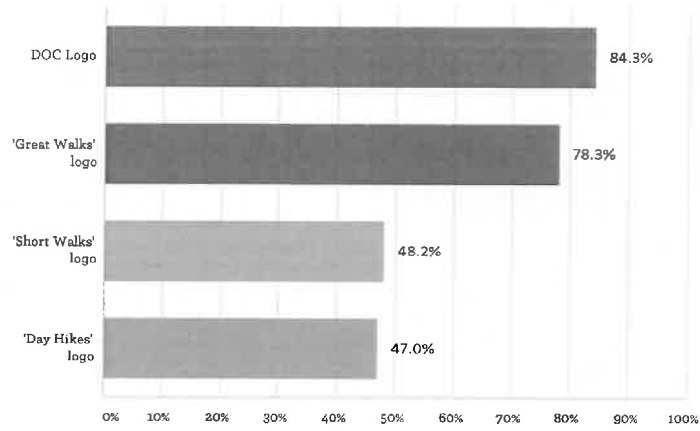
Comments disturbances (rating 1-4)
Other
Quads/motorbikes (3)
Motorcycles (4)
Cars and quads along beach (4)
Motorbikes/quads (2)
Quad bikes (2)
Motorbikes/quad bikes should be forbidden from beach (4)
Tractors/farm bikes on beach (2)
Tractors on beach (2)
Vehicles on beach (4)
Vehicles and quads on beach (2)
Number of people
An issue at rest and viewing areas (3)
Human impacts on the environment
A lot of litter (4)
Plastic bottles (2)
All the tractors stop at the first colony - too much disturbance for the birds? (2)
Noise from other visitors
Loud music from other tourists (4)
Behaviour of other visitors
Be careful of undersized fishing (3)

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Cape Kidnappers Visitor Survey 2018: Intercept

Q11. Which of these DOC brands/logos have you seen before?
(tick all you have seen before)

Answered: 83 Skipped: 10

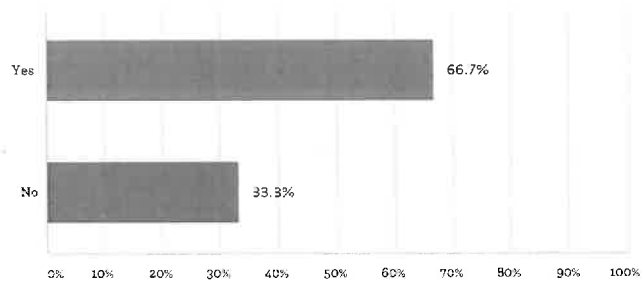


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Cape Kidnappers Visitor Survey 2018: Intercept

Q12. A. (Before this visit) Had you SEEN or HEARD about DOC's 'Short Walks' & 'Day Hikes' brands?

Answered: 81 Skipped: 12

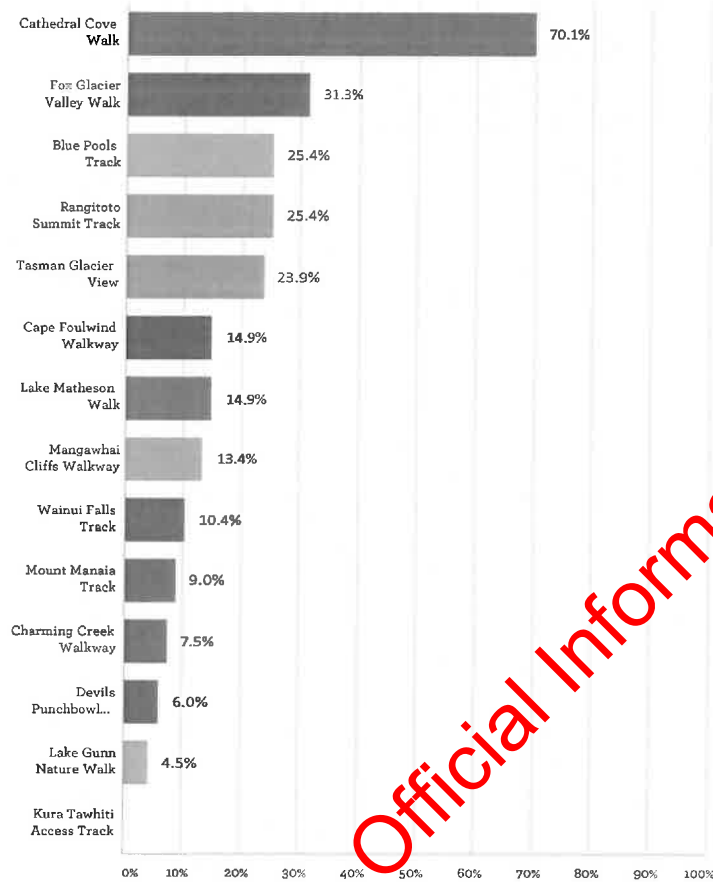


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Q12. B. Which of these DOC 'Short Walks' have you visited? (tick all that apply)

Answered: 67 Skipped: 26

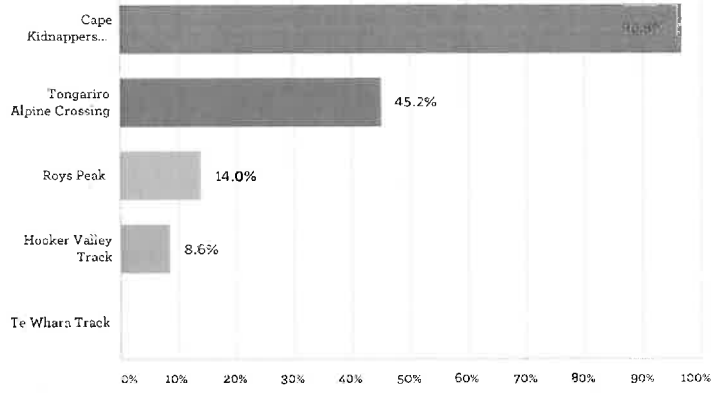


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Cape Kidnappers Visitor Survey 2018: Intercept

Q12. C. Which of these DOC 'Day Hikes' have you visited? (tick all that apply)

Answered: 92 Skipped: 0

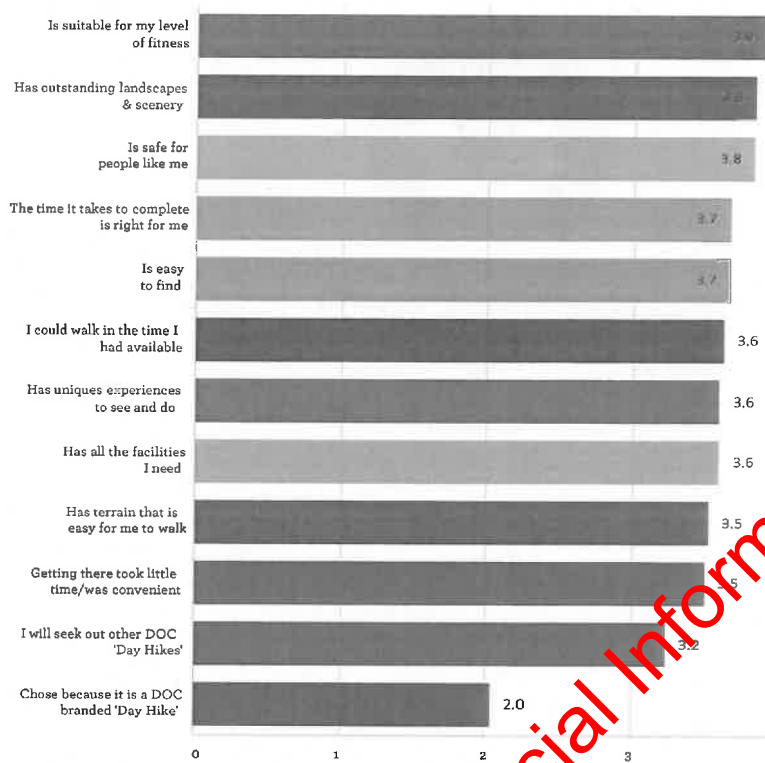


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Cape Kidnappers Visitor Survey 2018: Intercept

Q13. A. How much do you AGREE with the following statements about Cape Kidnappers? (circle level of agreement)

Answered: 89 Skipped: 4

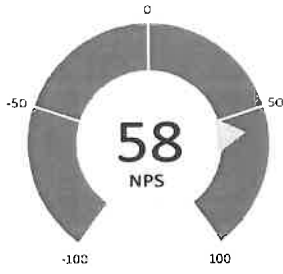


Final comments
More toilets. The track is a bit loose and rocky when the tide is going in and out
No sign at the end that says no dogs past this point - concerned for birds
Called 911 due to almost getting caught by the tide
Some oil marks where bikes and things had stopped on the beach
Tractors and cars go against everything DOC is trying to do - signs everywhere for clean and green - no rubbish, but then we let cars drive on the beach etc!
Rated lower because of falling rocks and tides making me feel unsafe
Were not told about tides
Need a sign at the start like the one at the end telling people the last time they can head off
Absolutely loved it, will do it again. I had a great time at the cape

Cape Kidnappers Visitor Survey 2018: Intercept

Q27 How likely is it that you would recommend Cape Kidnappers to a friend or colleague?

Answered: 91 Skipped: 2



DETRACTORS (0-6)	PASSIVES (7-8)	PROMOTERS (9-10)	NET PROMOTER [®] SCORE
7%	29%	66%	58
6	26	59	

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DAY HIKES CAMPAIGN (1/2)

WHAT WAS DONE & WHY?

Tourism in New Zealand has never been bigger, and continues to grow. This represents both a challenge and an opportunity.

DOC's short walks & day hikes campaign is designed to address the challenge and potential benefit from the opportunity. DOC and Tourism New Zealand (TNZ) formed forces to take a customer-driven approach to identify existing short walks (max. 20) and day hikes (max. 10) for promotion.

The Initiative aims to:

- encourage people into areas with the capacity to welcome more visitors;
- ease pressure on DOC's most popular sites;
- preserve a high-quality experience for all visitors in places where the community is ready to welcome more tourism; and
- connect more people to New Zealand's natural and cultural heritage.

HOW WAS IT DONE?

DOC/TNZ research set initial criteria to select day hikes that met visitor needs and preferences. The criteria included scenic landscape & uniqueness, suitability of hike, terrain, time required, and amenities. These criteria were used to identify 21 day hikes for further investigation.

Operations Director's provided additional input into the list:

- 6 additional hikes were requested, 1 met the criteria (Ngā Tapuwai o Toi)
- ground-truthing the hikes to provide a reality check
- consultation with stakeholders to see if there was support for promoting the hikes issues identified by Directors were worked through to a solution where possible

DOC and TNZ conducted a second round of research in NZ and off-shore to understand what hikes and criteria resonate with the majority of visitors and determine the promotion's success.

The research, along with iwi/community/stakeholder feedback and conversations with Operations staff to resolve concerns raised, informed the recommendations. The full assessment is DOCCM-3112352 and detail is DOCCM-3038574.

WHAT ARE THE NEXT STEPS?

The list of recommended hikes below contains all those identified as most likely to deliver the experiences the research indicated people wanted most. These recommendations require approval from Mike Slater in order to undertake the following work:

- Long-term planning for operational and capital requirements of the hikes identified in the recommended list. The evaluation plan implemented in the first year of the promotion can help inform future maintenance needs.
- Development of promotional material, including filming and photography on the walks.
- Business case to release Budget 17 funding for maintenance based on estimates and financial planning for first year.

WHICH HIKES ARE READY TO GO (these hikes meet all criteria and are supported by stakeholders and operations unless otherwise advised)

HIKE	INVESTMENT DETAIL (5 year)	EST. ANNUAL OPEX INCREASE	ISSUES RAISED	RECOMMENDATION REASON
Te Whara Track, Bream Head, Northland	■ \$0	\$0	Stakeholders want to see infrastructure growth planned for. Important to involve iwi in tourism development. Visitor experience not impacted by the BCC track standard failure of box steps.	Supports DOC's role in governments regional economic strategy.
Tongariro Alpine Crossing, Ruapehu			Iwi support and want to see it in the group. Hike identified as requiring more work for managing visitor safety in bad weather.	Already recognised as one of the top day hikes in the world. Flagship for the Day Hikes due to its well-known reputation.
Hooker Valley Track, Aoraki	■ \$0	\$15K	Potential for biodiversity impact from visitors picking rare buttercups can be managed. Site requires cultural sensitivity with careful planning to manage the increasing numbers of visitors.	Reasonated very well in the visitor research and high social media interest.

HIKES THAT COULD BE ADDED BUT REQUIRE URGENT CONSULTATION

HIKE	INVESTMENT DETAIL (5 year)	EST. ANNUAL OPEX INCREASE	ISSUES RAISED	RECOMMENDATION
Cape Kidnappers, Beach to Plateau, Hawkes Bay			Iwi and stakeholder consultation needs to be completed. Visitor experience not impacted on by failure to meet iwi standard by 153m gradient.	The combination of a unique beach and wildlife experience resonated with visitors. Recommend inclusion in Day Hike list and complete iwi consultation before filming begins.
Rob Roy Track, Central Otago	■ \$0	\$3K (to prevent slips)	No consultation undertaken with landowner, general conversation supportive. Director supports hike to be included. Hike identified needing assessment for avalanche monitoring if increased visitors. Geo-technical advice is to minimise bench width and cutting in some places.	Research showed glaciers are highly sought after. Recommend inclusion in Day Hike list and complete landowner consultation before filming begins. Undertake assessment of sita regarding visitor safety.
Roy's Peak Track, Central Otago	■ \$352K total (DBC to be submitted 17/18) ■ Additional toilet near Roy's Peak ■ May need extra toilet at carpark (\$20K) in the next 5 years, and extra toilet at monument (\$20K)	\$5,285 for toilet maintenance (incl. \$1K for increased track maintenance to manage water)	Iwi consulted but only one runanga response (supportive). Director recommends going ahead. Closed for lambing (October to November).	Chosen out of three mountain view options to divert the load away from Queenstown. High social media interest. Recommend inclusion in Day Hike list and complete iwi consultation before filming begins.

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Cape Kidnappers Redevelopment Options Analysis

10 November 2017



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Cape Kidnappers Redevelopment Options Analysis

10 November 2017

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Date: 10/11/2017
Reference: 2-T4243
Status: Final

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1 Executive Summary

The purpose of this Scoping Report (Report) is to assist the Department of Conservation (DoC) with the identification of potential development options for the Cape Kidnappers site (the 'site in this context includes the Cape Kidnappers gannet colony, walking track, and amenity area). This Report provides high level information that will feed into the business case for development of the site.

This Scoping Report firstly sets out the project scope and project context (Parts 2 & 3), then provides key considerations and commentary on the options for consideration (Parts 4 & 5). The preferred option is then presented with next steps to progress the project (Part 6).

The observations and recommendations made through this Scoping Report are based on: background information provided by DoC at the outset of this project and sourced from the DoC website, one site visit undertaken by DoC/ Opus technical experts¹ and one workshop attended by DoC/ experts. Due to the limited extent of research underpinning this Report, further investigations are recommended to verify the observations and recommendations made.

As a result of the site visit and workshop, four potential development options were presented;

1. **Do nothing**
2. Undertake maintenance work on the existing facilities; toilet repair, tree removal and improve access track (**do minimal**)
3. New facilities on exiting Department of Conservation land and track realignment (**significant redevelopment but no land purchase**)
4. New facilities on additional (acquired) land and track realignment (**significant redevelopment including land purchase**)

The preferred potential development option for further investigation is Option 4; new facilities on additional (acquired) land and track realignment (**significant redevelopment including land purchase**). The current amenities are unlikely to be able to sustain the current and potential future tourist demand for Cape Kidnappers² in their current form. Upgrading the current facilities will go some way towards catering for expected tourist growth projections however due to the likely extent of growth, these options are less favourable. To create the optimal experience across the entire Cape Kidnappers site, the use of adjacent land would be desirable (appropriate placement with geotechnical, visual amenity, recreation experience factors in mind).

To progress the preferred potential development option it is recommended that;

1. A stakeholder engagement/ communications plan be developed.
2. An overall site masterplan (including landscape concept) be developed that demonstrates the vision for Option 4 at the Cape Kidnappers site as well as detailed options for future

¹ Technical experts include; recreation planner, landscape architect, geotechnical engineer, planner, civil engineer, building project manager and archaeologist.

² Anecdotal feedback from Department of Conservation is that there are currently 25,000 visitors to Cape Kidnappers currently and this is expected to triple in coming years.

development / upgrade of the entire walking track (and associated tourist facilities) from its starting point at Clifton to the gannet colony.

3. Communications commence regarding potential occupancy/ purchase of adjacent land.
4. Undertake further detailed investigations associated with Option 4 once preferred scale and location of various specific features are confirmed (geotechnical, property, architectural).

NOTE: While Option 4 is the preferred potential development option **aspects of Option 2 are recommended as interim solutions**. Minimal improvements including remediation of a sewage tank associated with toilet facility and removal of the *Macrocarpa* tree are recommended due to the immediate risk they pose to the environment (contamination risk) and land instability, respectively.

2 Scope of Study (Including Methodology, Assumptions, Limitations)

This Scoping Report presents a series of potential development options to achieve the overall vision for the Cape Kidnappers 'site'; with a specific focus on the visitor experience of the Cape Kidnappers walk (including visitor information/ navigation/ education, public conveniences, walkways). The health and safety of visitors to the site is a key consideration for the entire site and requires robust consideration as future developments are undertaken.

The Cape Kidnappers 'site' is promoted as one of DoC's best day hikes on the DoC website;

"The journey along 'Māui's fish hook' takes you to the world's largest mainland gannet colony and past rugged cliffs. It's one of our best day hikes".³

The observations and recommendations in this Report are based on background information reading, one site visit undertaken by Technical Experts and a DoC/ Opus workshop.

To understand more about the erosion potential of the area a desktop assessment of erosion rates using historical aerial imagery, also forms part of this study. This information helps to gauge the expected geology in the area, and the erosion rates for the beach. While the desktop assessment of erosion rates is not a comprehensive study it will give some indication of the existing rate of erosion on the 'site'.

The Cape Kidnappers 'site' consists of; the gannet colony access track and amenity area (refer to Figure 1 below). For the purposes of this Scoping Report the study area specifically refers to the area of the walking track which rises from the beach onto farmland up to the gannet colony. The map below demonstrates the extent of the study area. The Cape Kidnappers walkway entrance area at Clifton (the entrance at the Clifton Camp Ground) and the area of the walking track along the beach are excluded from this scoping study, except where recommendations are made regarding the need for overall site masterplanning for the entire Cape Kidnappers 'Great Day Walk'.

Development of additional amenity facilities in the middle of the walking track (location along the beach to be determined); upgrade and development of additional facilities at the start of the

³ Source: <http://www.doc.govt.nz/parks-and-recreation/places-to-go/hawkes-bay/places/cape-kidnappers-gannet-reserve/cape-kidnappers-walking-track/>

walking track at Clifton (new visitor centre, upgrade of existing or development of new toilet facilities, additional car parking, and new electronic signage showing safety information and tide times); and additional tourist information at the gannet colony (e.g. web cameras) were discussed at a project workshop on 10 October 2017. It is recommended that options for the entire walkway (from Clifton to the gannet colony) are considered as part of an overall site masterplan.

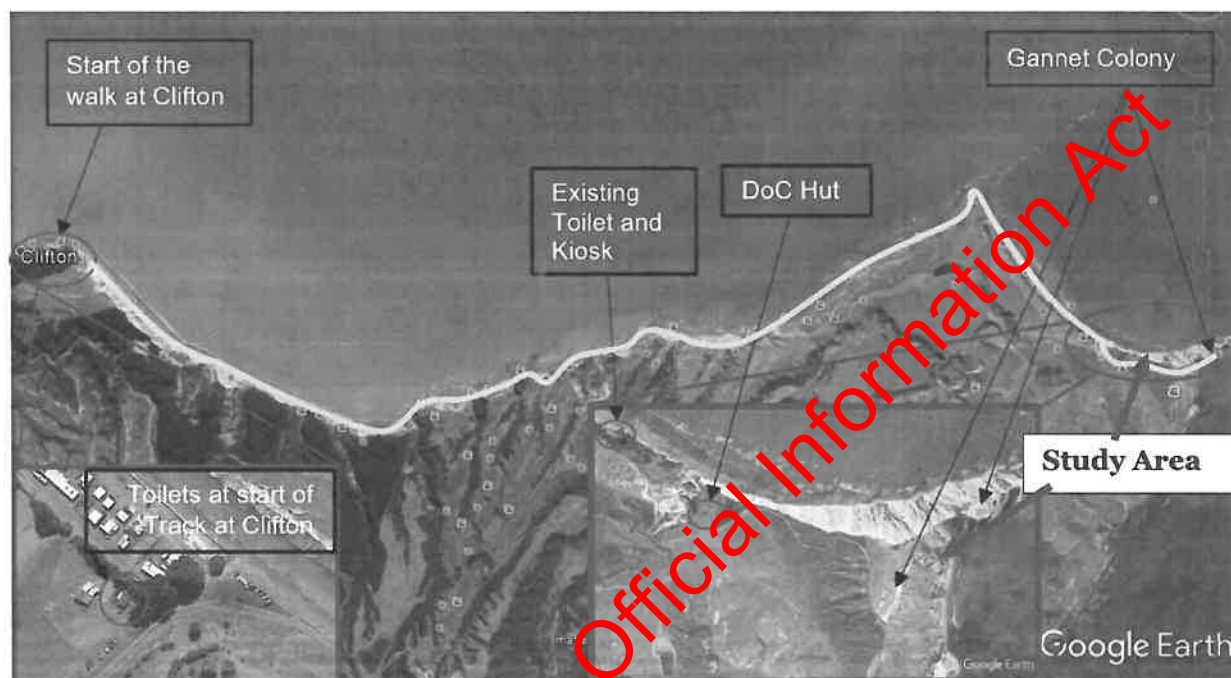


Figure 1 Extent of Study Area

2.1 Methodology

To arrive at the four potential future development options presented within this Report, the following process was undertaken;

1. Review of background material and brief website search by Technical Experts.
2. Site visit to Cape Kidnappers 'site' on the 15th September, 2017 by Technical Experts and DoC staff to make high level observations of current site issues/ constraints and opportunities. Each attendee took notes that would then be shared and discussed at the project workshop.
3. A Project Workshop with DoC and Opus staff was held on the 5th October, 2017 for the purpose of discussing the key site issues/ constraints and opportunities. From this workshop the project group developed four high level options for analysis. The four options are presented through this Scoping Report.
4. Follow up conversations were held with Technical Experts to ensure that relevant observations were recorded and factored into the options assessment.
5. The preliminary geotechnical report was produced and shared amongst the Technical Experts.

6. This Scoping Report was prepared for consideration by DoC. This Scoping Report firstly sets out the project context then provides commentary on the options for consideration. The preferred option is then presented with next steps to progress the project.
7. An additional site visit was undertaken on 19 October 2017 (as requested by DoC) to determine possible vehicle access routes to the existing amenity facilities. An A3 drawing and memo outlining the options discussed at the site visit will be provided.

2.2 Assumptions of Scoping Report

The following assumptions apply to this Scoping Study;

- All relevant background reading material was provided at the outset of this Scoping Study in the form of 'base notes' as provided by staff at the commencement of this commission (August 2017).

2.3 Limitations of Scoping Report

The observations and recommendations made as part of this Report are based on the following only;

- Background 'base notes' as provided by staff at the commencement of this commission (August 2017).
- One site visit undertaken by DoC/ Opus technical experts
- One workshop attended by DoC/ experts.
- The assessment of Health and Safety aspects is limited to information provided by DoC for inclusion in this report as outlined in Sections 4 and 5.

NOTE: Due to the limited extent of research underpinning this Report, further investigations are recommended to verify the observations and recommendations made.

The following factors are not considered/ undertaken through this Study;

- Funding options
- Contaminated land
- Consultation beyond conversations held between DoC staff during the site visit and workshop
- Archaeological sites and cultural values and their significance.
- The area of the Cape Kidnappers walkway from the entrance at Clifton (via the Clifton Camp Ground) along the beach to the start of the study area (where the walking track leaves the beach). except where recommendations regarding overall site masterplanning have been made.

3 Project Context and Background

The Cape Kidnappers gannet colony, walkway, and amenity area (the 'site') is located along Cape Kidnappers in Hawkes Bay. Cape Kidnappers is considered an 'Icon Site' and has grown in popularity (from approximately 5,250 visitors in 2007 to around 14,625 visitors in 2013), receiving on average approximately 12,000 visitors each year⁴.

Visitors access the area by;

- Being transported along the beach by the existing concessionaire
- Walking along the beach - it is estimated that 15% of visitors walk to the colony⁵
- Access via private land

The 'site' is a combination of beach environment, and pasture farmland interspersed by exotic trees. There are some patches of native vegetation along the access track that have been planted in recent years. At the end of the track is a large gannet colony (a key attraction of this area). The site includes vast cliff faces and habitat for other wildlife such as seals.

The 'site' is culturally significant with human remains discovered in the past (the latest being December 2015). For this reason any future developments will need to carefully consider and integrate cultural values into planning and development of the area⁶.

3.1 Current Facilities

Current key facilities existing at the 'site' are described below. The information below was largely extracted from existing DoC information provided at the outset of this project;

3.1.1 Information kiosk

The information kiosk was built in 1988 and is located within close proximity to the toilet block out along the Cape Kidnappers peninsula. It is in reasonable condition. It has been modified from its original state to suit the changing user groups over time. Maintenance items include; re-roofing, gutter replacement, decking replacement and replacement of aluminium joinery throughout.

The building is also under threat from coastal erosion. It is estimated that erosion within the last 15-20 years has taken about 20 meters of foreshore area from in front of the kiosk. It now remains that there is at the closest point only 6 meters between the kiosk and the cliff. Height of the cliff at this point is approximately 15 meters⁷.

The remaining useful life of the information kiosk (without considering coastal erosion factors), is 18 years⁸.

⁴ Source: Department of Conservation – 'base notes' as provided by staff at the commencement of this commission (August 2017).

⁵ Source: Department of Conservation – 'base notes' as provided by staff at the commencement of this commission (August 2017).

⁶ Requirement of an archeological authority has been signalled as part of these works.

⁷ Source: Department of Conservation – 'base notes' as provided by staff at the commencement of this commission (August 2017).

⁸ Source: Department of Conservation – 'base notes' as provided by staff at the commencement of this commission (August 2017).

3.1.2 Walking track

The relatively steep 1km stretch of track provides access from the beach up to the highest point overlooking the gannet colony and the wider Hawke's Bay marine and land environments. DoC staff have advised that this track requires re-grading to meet the requirements for the maximum grade (10° (1 in 5.7) for DoC short walk tracks⁹. The track flooring consists of gravel and rubber mat that helps with grip under foot and the formation of the track (refer to Image 1 below). The access track also includes fence lines and safety barriers that are necessary to ensure visitors keep away from susceptible cliff faces (refer to Image 2 below).

The walking track has been susceptible to erosion (the section from the visitor shelter/toilet block area to the farmland has a section that is particularly prone to erosion) and has required realignment several times to remain safe and to provide access to the end point where the gannet colony exists. Image 3 below shows the most erosion prone section of the walking track known as 'The Gallery'. DoC staff have advised that the closest point from the walking track to the cliff edge is approximately 3 metres⁹. Any realignment of the walking track will require acquisition of land, or permission from the land owner (Cape Kidnappers Station Limited) to do so through such measures as an easement or formal agreement.



Image 1 Existing rubber track materials

Image 2 Existing wire barrier fence

⁹ Refer to Standards New Zealand, NZ Handbook Tracks and Outdoor Visitor Structures, SNZ HB 8630:2004, pp 15 – 16.

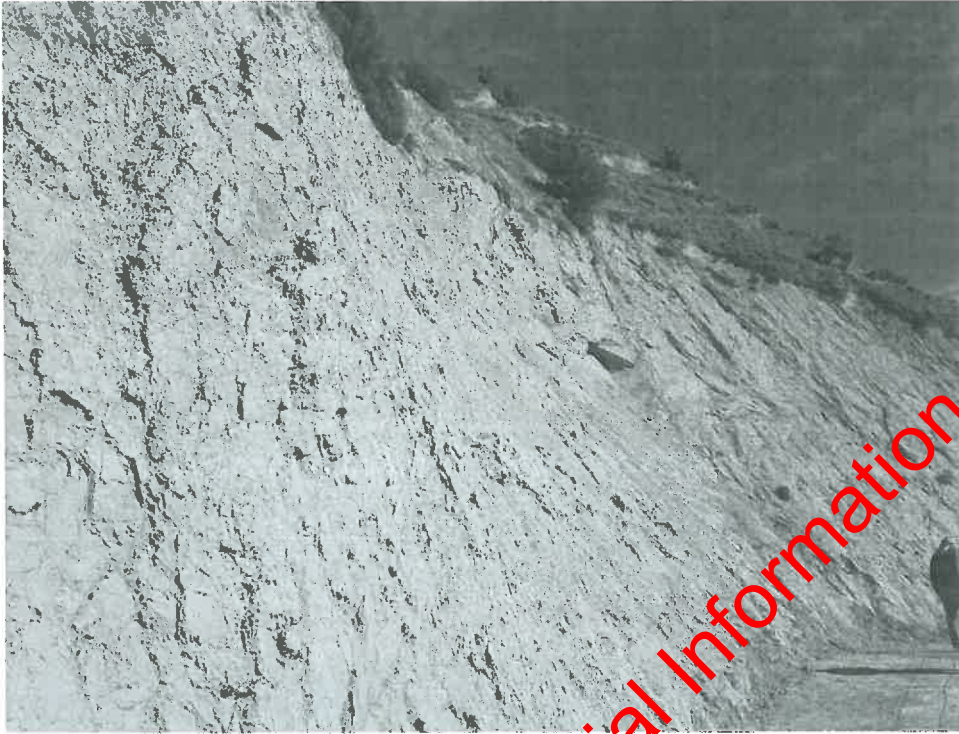


Image 3 'The Gallery' experiences significant erosion onto existing walking track

3.1.3 Amenity block

The amenity (toilet) block is located at the point where the end of the beach track begins to ascend up onto DoC land and along the constructed track towards the end of the peninsula (Refer to Figures 1 and 2). It was built in 1988 and has been currently assessed as in 'reasonable condition' (40%). It has a remaining useful life of 5 years¹⁰.

A key concern for this facility is that the septic tank has not (to anyone's knowledge) been emptied since being built in 1988. Concern has been raised by Waste Management Hawke's Bay Ltd that there may be a crack or another source of seepage from the containment system. The containment tank is made from concrete and may have cracked during an earthquake or other event. The containment tank always seems to remain at about ¾ full without any fluctuation in level.

The cost of emptying the tank is not a major cost in itself but vehicle access to the toilet block is via a farm access track that will require upgrading to allow a septic tank truck access to the amenity area (refer to Section 3.1.4 below).

A large *Macrocarpa* tree is situated on the cliff edge in close proximity to the amenity block and septic tank (refer to Figure 2 below). If coastal erosion continues as expected this tree could potentially fall and cause a large limb to damage to the toilet block and subterranean containment tank (and thus potential environmental risk from contamination).

Note: The only other public toilet facilities on the Cape Kidnappers walking track are located 50m from the start of the walk at Clifton (owned by Hastings District Council).

¹⁰ Source: Department of Conservation – 'base notes' as provided by staff at the commencement of this commission (August 2017).

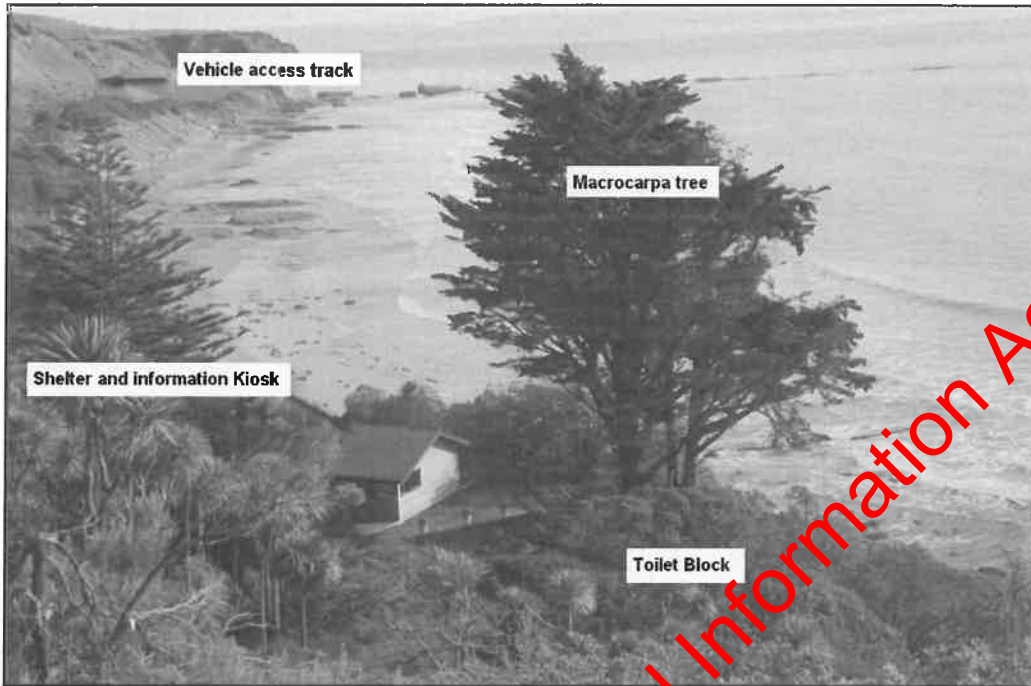


Figure 2 Photograph showing key facilities



Figure 3 Photograph showing proximity of Macrocarpa from toilet facility



Figure 4 Photograph of walkway in context of cliff face edge

3.1.4 Vehicle access track

The current vehicle access to the amenity area and toilet block is via a four-wheel drive track across private farm land (owned by Cape Kidnappers Station Limited). This access track requires re-routing and / or upgrading to allow for the construction materials and emptying of septic tank waste in a safe and efficient manner (refer to Appendix 3 for options for re-routing / upgrading). Re-routing / re-aligning the vehicle access track will require acquisition of land, or permission from the land owner to do so through such measures as an easement or formal agreement.

4 Key Considerations

The following key considerations have been considered as part of the overall site options analysis.

4.1 Sensitive Environment (including Landscape Values)

Cape Kidnappers is a well-recognised, and significant outstanding landscape¹¹ further highlighted by the gannet colony and habitat for other wildlife.

Large cliffs are a prominent feature of the landscape and comprise of; sandstone, conglomerate, mudstone, river gravel, pumice and silt, as well as glimpses of petrified wood and lignite. Fossilised shells can be seen in the sandstone near Black Reef.¹²

¹¹ As described in the Proposed Hastings District Plan; <https://eplan.hdc.govt.nz/> Part B/Section 5.5 Nature Preservation Zone

¹² Source: <http://www.doc.govt.nz/parks-and-recreation/places-to-go/hawkes-bay/places/cape-kidnappers-gannet-reserve/cape-kidnappers-walking-track/>

The area provides habitat for various native flora and fauna. Birds include the white-fronted tern/tara, variable oystercatcher/tōrea, reef heron/matuku waitai and Caspian tern/taranui. Little blue penguins/kororā nest around the Cape¹³.

The offshore reefs are rich in marine life, including the sandmason tube worm that constructs sand tubes on the rocks.

The track sits within the footprint of Cape to City – a collaborative, landscape scale restoration project that is working to ensure native species thrive.

Access to the area by visitors is largely along the beach environment which is susceptible to tidal influence.

4.2 Health and Safety

The following information was largely provided by DoC for inclusion in this report.

Vulnerable visitors can be expected at Cape Kidnappers. The 'VRM (bes)' practice guide' provides details of additional management actions to be applied at sites where vulnerable visitors are present. The particular features noted for specific further consideration from a health and safety perspective are;

- rockfalls and landslides; the area is erosion prone and rockfalls and landslides are a frequent occurrence in the area
- seals; wildlife have the potential to harm visitors if they feel threatened
- significant fall potential from amenities and viewing areas; elevated platforms and amenities
- tidal/ rogue waves; a significant proportion of the walk is along the beach environment where natural tidal influences occur.

4.3 Archaeological and Cultural Values

The Cape Kidnappers site has an extensive Māori history and therefore includes many sites of significance to Māori, including archaeological sites relating to Māori settlement and occupation. "In te reo Māori, Hawke Bay (of which Cape Kidnappers marks the south-eastern extent) is known as Te Matau a Maui (the hook of Maui). The Cape itself is known as Te Kauwae a Maui"¹⁴.

According to DoC the site became known as Cape Kidnappers 'after an incident between local Māori and Captain James Cook's crew on the Endeavour in 1769'¹⁵.

There are many archaeological sites recorded on ArchSite and the DoC / Hawke's Bay Regional Council and Hastings District Council mapping overlays. Opus have undertaken a search of ArchSite across the wider proposed area of works, and it is apparent that some of the sites recorded

¹³ Source: <http://www.doc.govt.nz/parks-and-recreation/places-to-go/hawkes-bay/places/cape-kidnappers-gannet-reserve/cape-kidnappers-walking-track/>

¹⁴ Source: Proposed Hastings District Plan S5.5.1

¹⁵ Source: <http://www.doc.govt.nz/parks-and-recreation/places-to-go/hawkes-bay/places/cape-kidnappers-gannet-reserve/cape-kidnappers-walking-track/>

in ArchSite may be incorrectly located in relation to their actual ground positions. Further, given the density and nature of the recorded archaeological sites it is likely that there are additional archaeological sites that are not currently recorded across the wider area.

It is recommended that an archaeological assessment of the site (site visit and assessment of effects) is carried out once an option is selected to ensure that the existing recorded sites are recorded in the correct location and any additional archaeological sites are recorded. The results from the archaeological assessment will determine if an archaeological authority from Heritage New Zealand Pouhere Taonga (HNZPT) is required (highly likely). If an archaeological authority is required this should be applied for and approved prior to any works commencing.

4.4 Landscape Values

The Cape Kidnappers landscape is special and unique. The “*coast, cliffs and dunes provide habitats for native vegetation and wildlife*”¹⁶.

*The walking track is within the footprint of Cape to City – “a collaborative, landscape scale restoration project that is working to ensure native species thrive where we live, work and play”*⁸.

It is important that the materials chosen for any new and upgraded facilities along the walking track are chosen to fit in with and compliment the landscape setting. It is recommended that a landscape concept design is included as part of an overall site concept masterplan.

4.5 Storm Damage/ Coastal Erosion/ Geotechnical Risk

Between 1988 and 2000 continual erosion has forced the realignment of the access track from the beach to the amenity area and associated realignment of fence lines and safety barriers.

In 2011/12 storm damage to the approach off the beach onto the walking track was significant enough to close the area until repairs were made. The closure did not affect the concessionaire’s activities as repair work was conducted prior to the opening of the season. A significant structure (retaining wall) was erected in such a manner as to resist erosion and provide a more stable entranceway. Currently there is no issue with the approach from the beach to the walking track. With this said, staff regularly clear slip material and repair water damage along the track from the visitor shelter/tolnet block area up to the farmland in particular. DoC staff have advised that this area is being closely monitored.

In 2015 Cyclone Pam caused further erosion along the access track which now requires substantial repairs to maintain to track standard.

¹⁶ Source: DoC website: <http://www.doc.govt.nz/parks-and-recreation/places-to-go/hawkes-bay/places/cape-kidnappers-gannet-reserve/cape-kidnappers-walking-track/>



Image 4 Example of hanging fenceline that has been subject to the eroding cliff line

4.6 Construction considerations and engineering feasibility

Due to the location and significance of the site construction and engineering feasibility are important considerations when considering new development in the area or upgrading the existing amenity facilities and walking and access tracks.

The option analysis in Section 5 below and Appendix 1 provides consideration of the different building and engineering options available.

4.7 Recreation/ Visitor Numbers

Careful considered design can influence the overall visitor experience to sites such as Cape Kidnappers. The way visitors move around the area, the observations they make, the education they receive and the facilities they need to feel comfortable all culminate in that overall experience. Currently the facilities that create that experience are dated, and comment has been made that a more considered approach could be taken to the positioning of various structures for greater enhancements of the area and for improved comfort. For example, the placement of educational material, and toilet facilities could be placed more strategically to maximise their effectiveness.

Further, an important factor contributing to the overall experience is the type of surface/ gradient and general feel of the track surface. The track design requires an understanding of the type of visitor likely to be attracted to this type of walk.

The Cape Kidnappers site receives approximately 12,000 visitors each year (however anecdotal feedback from Department of Conservation is that there are currently 25,000 visitors annually). DoC staff expect this visitation to triple in coming years. This will be exacerbated by the recent announcement of Cape Kidnappers as a 'Great Day Walk'. Not only is Cape Kidnappers one of ten walks selected as New Zealand's first great day walks in the country, but due to the timing of the proposed upgrade to existing facilities, the site has the opportunity to capture this promotion and lead the develop of how the 'Great Day Walk' will look and feel, boosting visitor numbers further.

Careful consideration needs to be given to whether the existing facilities will be adequate for the future predicted demand with this recent announcement in mind in particular.

4.8 Current Facility Capacity/ Useful Life

As is evidenced in the section 3.1 above, the amenity facilities are coming towards the end of their useful life and are threatened by the dynamic nature of the eroding cliff line. Taking into consideration the expected increase of visitor numbers following the announcement of Cape Kidnappers elevated status as a 'Great Day Walk', the capacity of the existing facilities will not be able to cater to the volume people that are expected to visit the site annually (expected to triple).

4.9 Land Ownership/ Acquisition/ Resource Consenting

As the sea continues to erode into the landscape, developable land within the existing DoC land boundary is reducing. The Cape Kidnappers site is located adjacent to private property (a farm and golf course). Under the circumstances, the options that can be pursued depend largely on whether or not land is able to be either acquired from the existing owner, or a right of way easement placed over those pieces of land to ensure legal rights to upgrade and provide maintenance accessibility to the Cape Kidnappers site.

4.9.1 Hastings District Plan

The Cape Kidnappers site is located within the following zones or have the following features identified on the Hastings District Plan maps (refer to Figure 5 below):

- Nature Preservation Zone
- Outstanding Natural Landscape Area 4 (ONFL4)
- Significant Amenity Landscape Area (SAL1)

As discussed in Section 4.3 the Cape Kidnappers area has a long association of Maori history and includes many sites of significance to Maori. There are several archaeological and waahi tapu sites identified on the planning maps (refer to Figure 5 below).

Activities for conservation enhancement¹⁷ are permitted within the Nature Preservation Zone and resource consent under the Proposed Hastings District Plan will only be required if:

¹⁷ Hastings District Plan definition of conservation enhancement and management activities: means activities, including construction of buildings and structures, that support the maintenance and enhancement of the nature preserve. This may include for example, the construction of enclosures or shelters to aid the establishment, enhancement and welfare of a particular species. It can also include construction of shelter, amenity and day hut facilities for people working on conservation enhancement activities and flora, fauna and paleo faunal ecological research. This definition does not cover activities associated with eco-tourism, eco-education or overnight accommodation.

- The gross floor area of any new buildings built for conservation enhancement and management activities (for example a new shelter or kiosk) are greater than 100m²;
- The required earthworks in the area identified as ONFL4 on Figure 5 below is greater than 200m³ (for the entire ONFL4 area).
- New trees are planted at a density of greater than 100 trees per hectare in the area identified as SAL1 on Figure 5 below.

In addition, parts of the track at its starting point in Clifton are within the Coastal Landscape Character Area (CCL1), Open Space Zone and Rural Zone on the Hastings District Plan maps and any development at the start of the track should be checked against the District Plan rules. Large scale development (for example a new tourist centre) are very likely to require resource consent.

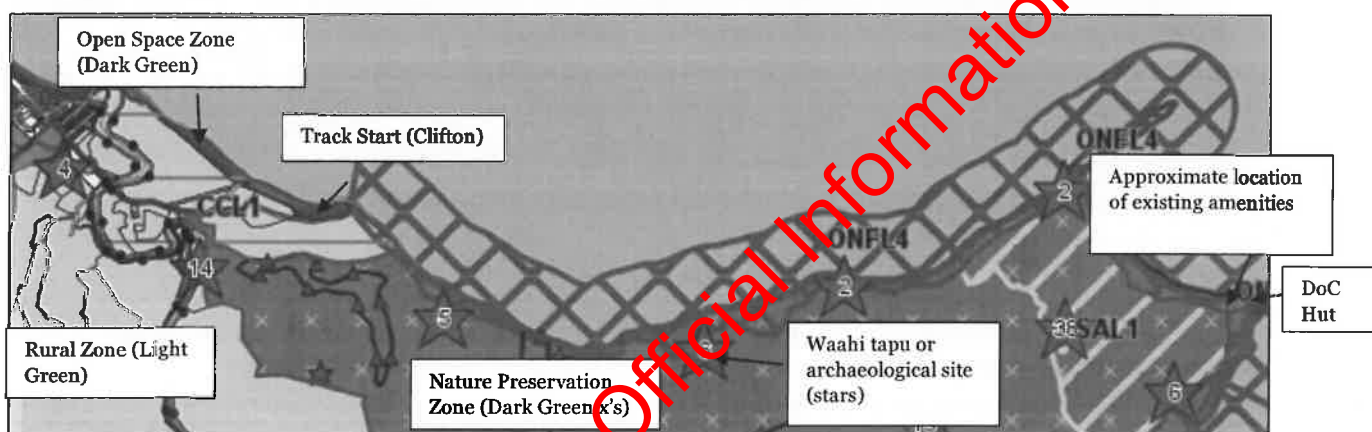


Figure 5: Hastings District Council Planning Map (Source: Hastings IntraMaps)

4.9.2 Hawke's Bay Resource Management and Coastal Environment Plans

The Cape Kidnappers site is located within the following areas on the Hawke's Bay regional planning maps:

- The Coastal Environment Inland Boundary
- Vegetation Clearance Management Area

Resource consent will be required under the Hawke's Bay Coastal Environment Plan (Coastal Permit) for the placement of new structures in the Coastal Marine Area. Resource consent may also be required for any new wastewater treatment systems and to discharge stormwater (small scale diversion of stormwater is permitted) and specific solutions should be checked against the performance standards in the Regional Plans when they are selected. The subject site is within a Vegetation Clearance Management Area however small-scale vegetation clearance (for example the *Macrocarpa* tree) is a permitted activity.

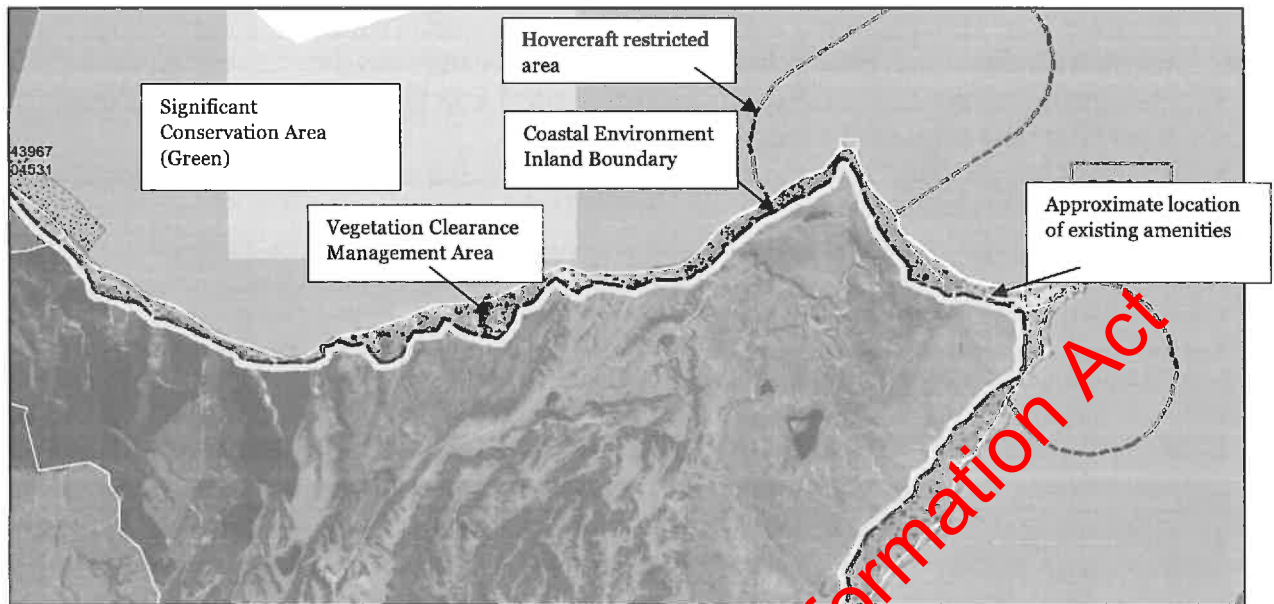


Figure 6: Hawkes Bay Regional Council Coastal Environment Map 118

4.9.3 Land ownership

DoC owns/administers part of the land within the study area. The remaining land is owned by the adjoining Cape Kidnappers Farm (owned by Cape Kidnappers Station Limited).

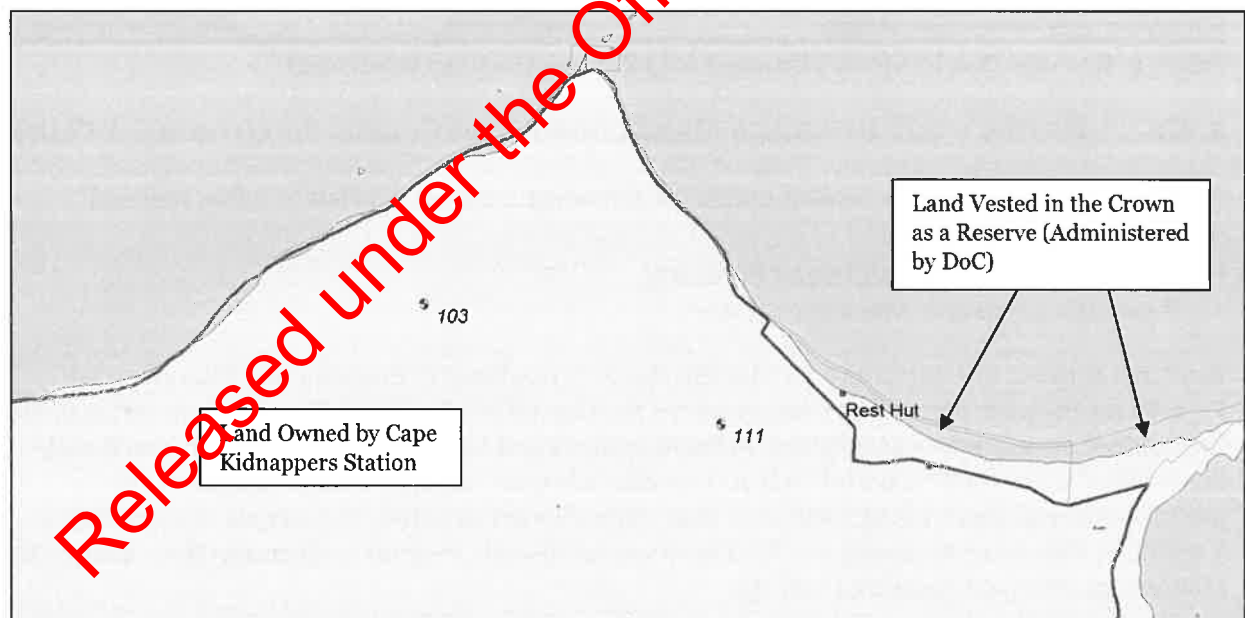


Figure 7: Land ownership

4.10 Potential Opportunities

Several ideas/ opportunities were raised through discussions and these have been considered during the options identification;

- Partnership opportunities/ community engagement and funding.

- ‘Great Day Walk’ potential, able to set the criteria for this, be first to develop site under new branding, grow tourism in area and promote conservation – ‘Wow’ factor/ innovation/ be ambitious and chance to do it right.
- Vision Package to tell the Cape Kidnappers story, promote conservation, experiencing nature etc, involve the community, the potential to link from Hawke’s Bay airport to Cape Kidnappers.
- Tourism opportunities (regionally only ‘Great Day Walk’ in region and link to Air New Zealand’s promotion – potential of international recognition, however, there is a need to ensure facilities capacity to cater to growth. To facilitate this, toilet facilities, track maintained, effects on colony, and car parking at start of track will require focus.
- Wildlife conservation vs recreation opportunities – this raises questions around where the values sit and where the tipping points lay in relation to conservation and environmental protection vs promotion of site. Within this, there is room for the promotion of biodiversity.

5 Option Analysis

As a result of the site visit and workshop, four potential development options were presented:

1. **Do nothing;**
2. Undertake maintenance of the existing facilities only; toilet repair, tree removal and improve access track (**do minimal**);
3. New facilities on exiting Department of Conservation land and track realignment (**significant redevelopment but no land purchase**);
4. New facilities on additional (acquired) land and track realignment (**significant redevelopment including Land Purchase**).

The following section provides commentary on the four options considered. For detailed discussion about each of the components of the options, refer to the table contained in Appendix 1.

5.1 Option 1. Do nothing

This option retains the status quo. The existing amenity facilities, walking and vehicle access tracks would be retained as they are.

This option has been considered against the future direction intended for the Cape Kidnappers site. The facility infrastructure on the whole is dated and nearing the end of its useful life. There is evidence that the track from the beach up to the Gannet colony is eroding away, leaving less and less space for a track to be accessed. Based on the site visit for example, there were fence lines that had fallen away and were hanging off the side and the large *Macrocarpa* tree located at the existing kiosk/ public toilet was jeopardising the integrity of the surrounding infrastructure. In order to remain open (and safe) for visitors, something needs to be done.

Further to this, from an environmental perspective there are several key challenges; something needs to be done to identify and address how the septic tank for the toilet facility is being managed,

erosion rates mean that existing infrastructure will be at threat in the coming years if not repositioned and ever increasing visitor numbers mean that highly effective infrastructure will be required to ensure visitors are carefully guided through the area without impacting on the significant flora, fauna and landscape features of the area.

With the recent announcement of the Cape Kidnappers becoming a 'Great Day Walk', there are likely to be greater visitor numbers which further emphasises the point that doing nothing is not an option.

5.2 Option 2: Undertake maintenance only; toilet repair, tree removal and improve access track (do minimal)

This option involves maintaining the existing facilities in the current location yet undertaking improvements – particularly with regard to the infrastructure issues such as removal of the *Macrocarpa* tree to eliminate its risk on adjacent infrastructure, repair (or upgrading access track to remove/ replace) of septic tank associated with toilet facility and minor upgrades to existing access track, to ensure their useful life is maximised. This option would provide an improvement on the current situation but is not considered to be desirable (as the only option) for the following reasons as described below.

While this option is viable for the short term, the predicted visitor growth will place significant impact on the existing facilities beyond what they have been designed for. With the announcement of the Cape Kidnappers site as a 'Great Day Walk' this will even further exacerbate the expected visitor numbers and consideration will need to be given for a far broader group of potential users, including the 'vulnerable visitor group'. DoC have advised that the existing infrastructure will not be adequate to cater for these visitors. Table 5.1 below (provided by DoC staff) contains the hazards identified which need to be addressed immediately and suggested mitigation options:

Table 5.1: Site hazards and mitigation options¹⁸

Hazard	Mitigation (in light of vulnerable visitors)
Rockfalls/Landslides:	Obtain a geological hazard assessment report for the site.
	Provide additional pre - visit safety messages.
	Provide permanent on-site hazard warning signs at the entrance to the track.
Seals	Provide permanent on-site hazard warning signs at hazard location.
	Provide permanent on-site warning signs at track entrance.
Significant fall - at lookout point and amenity areas	Provide pre-visit information about recommended visitor behaviour where seals are present.
	Obtain a geological hazard assessment report.
	At an amenity area, construct a guardrail or barrier unless it is feasible to create a vegetation barrier or physically prevent access to the hazard in some other way.

¹⁸ Source: Information obtained from DoC Technical Adviser – Recreation and Tourism.

Tidal and rogue waves	Provide permanent on-site warning signs at track entrance.
	Provide permanent on-site hazard warning signs at hazard location (entrance to beach section in both directions).

Further, while these improvements will reduce the health and safety risk in the short term, the site will continue to be subject to erosion threats, and other health and safety risks that come with aging infrastructure.

5.2.1 Options for emptying septic tank:

Septic tanks use an anaerobic processes to reduce solids and organics, but the treatment is only moderate sludge will accumulate on the bottom of the tank and this will need to be removed as a part on ongoing maintenance.

A number of options have been discussed as to how the septic tank could be emptied. The most likely option would be to get a truck in to remove the waste. The crack in the septic tank would need to be identified and sealed. As part of this work, the vehicle access track across private land would need to be upgraded as the current state of the track is not safe for the truck returning with a full load of sewage waste.

5.3 Option 3: New facilities on existing Department of Conservation land and track realignment (significant redevelopment but no land purchase)

This option involves the full redevelopment of new facilities on existing Department of Conservation land, undertaken through a masterplanning process. While the masterplanning process would clarify facilities to be included within the significant redevelopment, options considered and discussed through this project included; strategic placement of new toilet facilities (initial discussions included consideration of facilities at the start of the walk¹⁹, mid-way and at the end point) and visitor information areas (discussion about the possibility of digitising information panels as one option), an improved track alignment and surface, enhanced visitor experience and environmental protection and enhancements. All of these improvements would go a long way towards achieving a great visitor experience for a 'Great Day Walk'.

It will be important to provide additional pre-visit information to compensate for visitors' reduced ability to recognise hazards and make prudent, informed decisions. Additional on-site safety signage should also be provided.

Further, all hazard aspects identified in Option 2 in the table above will require attention as part of Option 3.

Within the entire masterplanning process, careful consideration will need to be given to the sustainability of the assets given the erosion prone environment, and the long-term maintenance requirements for each of the facilities.

¹⁹ Consideration could be given to how the existing Council facilities might meet this demand.

The primary concern about this option is the erosion potential and associated risks to any new infrastructure built. Very thorough analysis would need to be given to the placement of visitor infrastructure to avoid the effects of erosion. For this reason, Option 3 is not preferred.

5.3.1 Toilet Facility Options:

Early consideration has been given to possible new toilet options, whether attached to existing infrastructure or freestanding:

5.3.1.1 Composting waterless toilet

Composting toilets work by separating liquid and solid waste. The liquid is evaporated off leaving the solid waste for composting.

Waterless toilets will require regular attention such as raking the solid waste and emptying solid waste from composting chamber. Odour and flies could become a problem and some thought will need to be put into pest management such as rats and mice etc.

5.3.1.2 Aerated wastewater system

This will provide wastewater treatment for Biological Oxygen Demand (BOD), Suspended Solids, E-coli & Nitrogen Removal. Disposal of the treated effluent from the tank is through small controlled drip emission system to evenly distribute treated effluent to ground.

This option will require power and water supply connection.

5.4 Option 4: New facilities on additional (acquired) land and track realignment (significant redevelopment including land purchase)

This option involves the full redevelopment of new facilities on existing Department of Conservation land and beyond where land is purchased, undertaken through a masterplanning process. While the masterplanning process would clarify facilities to be included within the significant redevelopment, options considered and discussed through this project included; strategic placement of new toilet facilities (initial discussions included consideration of facilities at the start of the walk²⁰, mid-way and at the end point) and visitor information areas (discussion about the possibility of digitising information panels as one option), an improved track alignment and surface, enhanced visitor experience and environmental protection (improved gannet monitoring devices were suggested) and enhancements. All of these improvements would go a long way towards achieving a great visitor experience for a 'Great Day Walk'.

It will be important to provide additional pre-visit information to compensate for visitors' reduced ability to recognise hazards and make prudent, informed decisions. Additional on-site safety signage should also be provided.

Further, all hazard aspects identified in Option 2 in the table above will require attention as part of Option 4.

²⁰ Consideration could be given to how the existing Council facilities might meet this demand.

This option also involves upgrading / re-aligning the vehicle access track to allow for construction materials to be delivered to site as well as easy access for maintenance and removing waste from the site (refer to Appendix 3).

Within the entire masterplanning process, careful consideration will need to be given to the sustainability of the assets given the erosion prone environment and the long term maintenance requirements for each of the facilities.

The risks associated with erosion potential could be significantly mitigated by placing infrastructure in locations away from erosion prone areas. With more land, there is a greater opportunity to select an appropriate location for each facility. For example, following the successful purchase (or other formal means of securing the land) of the land, the preferred option would be to realign the walking track to provide a gradient that is less steep and less susceptible to the threats of erosion. This would likely include viewing platforms and view shafts along the track.

For this reason, Option 4 is recommended as the long term solution.

5.4.1 Toilet Facility Options:

Early consideration has been given to possible new toilet options, whether attached to existing infrastructure or freestanding;

5.4.1.1 Composting waterless toilet

Composting toilets work by separating liquid and solid waste the liquid is evaporated off leaving the solid waste for composting.

Waterless toilets will require regular attention such as raking the solid waste and emptying solid waste from composting chamber. Odour and flies could become a problem and some thought will need to be put into pest management such as rats, mice etc.

5.4.1.2 Aerated wastewater system

This will provide wastewater treatment for Biological Oxygen Demand (BOD), Suspended Solids, E-coli & Nitrogen Removal. Disposal of the treated effluent from the tank is through small controlled drip emission system to evenly distribute treated effluent to ground.

This option will require power and water supply connection.

6 Conclusion and Recommendations

The preferred potential development option for further investigation is Option 4; New facilities on additional (acquired) land and track realignment (**significant redevelopment including land purchase**). The current amenities are unlikely to be able to sustain the current and potential future tourist demand for Cape Kidnappers²¹ in their current form. Upgrading the current facilities will go some way towards catering for expected tourist growth projections however due to the likely extent of growth, these options are less favourable. To create the optimal experience across the

²¹ Anecdotal feedback from Department of Conservation is that there are currently 25,000 visitors to Cape Kidnappers currently and this is expected to triple in coming years.

entire Cape Kidnappers site, the use of adjacent land would be desirable (appropriate placement with geotechnical, visual amenity, recreation experience factors in mind).

To progress the preferred potential development option it is recommended that;

1. A stakeholder engagement/ communications plan be developed.
2. An overall site masterplan (concept) be developed that demonstrates the vision for Option 4 at the Cape Kidnappers site. This could include further refinement of the overall vision for the entire site (from Clifton to the gannet colony).
3. Communications commence regarding potential occupancy/ purchase of adjacent land.
4. Undertake further detailed investigations associated with Option 4 once preferred scale and location of various specific features are confirmed (geotechnical, property, architectural).

NOTE: While Option 4 is the preferred potential development option **aspects of Option 2 are recommended as interim solutions**. Minimal improvements including remediation of sewage tank associated with toilet facility and removal of the Macrocarpa tree are recommended due to the immediate risk they pose to the environment (contamination risk) and land instability, respectively.

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Appendix 1: Options Analysis

Table 1 below provides an analysis of each of the site options against the key considerations in Section 4.

Table 1: Site Options and Key Consideration

Key Considerations	Option 1 – Do nothing	Option 2 – Maintenance only	Option 3 - New facilities on existing walking track alignment	Option 4 - New facilities on additional (acquired) land with walking track realignment
Environmental Setting (including Landscape factors)	<p>Analysis of relevant aspects associated with Option 1:</p> <p>There will be no change to the existing environmental setting/ landscape values, noting that several environmental concerns have been raised; specifically the septic tank and the unsustainable nature of the existing track.</p>	<p>Analysis of relevant aspects associated with Option 2:</p> <p>Macrocarpa tree:</p> <ul style="list-style-type: none"> The existing Macrocarpa tree is a visually prominent feature in the landscape, however, the value of the tree is not considered significant, nor likely to trigger a protected tree status (further investigation to confirm this is required). The removal of the tree will have a low level effect on the surrounding landscape values. <p>Toilets:</p> <p>Replacement like for like will have negligible effect on the visual landscape provided the design remains the same as what is currently there.</p>	<p>Analysis of relevant aspects associated with Option 3:</p> <p>Toilets:</p> <p>At the start of the track (Clifton) DoC should consider the potential to utilise the existing council owned toilets and to provide a contribution to their upkeep as this will avoid the visual effect of constructing a new structure within the existing landscape.</p> <p>However, if separate toilet amenities were constructed, the style of the structure should be visually similar to what is currently there (the existing council block) for example in design, shape, colour, materials used, to provide consistency throughout the landscape.</p> <p>Similarly, the proposal to construct toilets mid-way along the track would need to remain consistent with the toilet facilities at the start of the track as Clifton and then again at the final toilet facilities towards the end of the track near to Cape Kidnappers. The toilet facilities if the option was to relocate them beside the 200m hut, would be to construct it as part of the existing DoC hut to avoid fragmented structures built in the landscape. However, if the preferred option was to build separate toilet facilities, then appropriate screen plantings around the hut would likely be sufficient to mitigate those visual effects on the landscape.</p> <p>Walking track:</p> <p>Upgrading and keeping the track at the existing location up to the gannet colony would likely involve minor earthworks and the change to the natural landscape would be negligible as there is already an existing structure located in the same position.</p>	<p>Analysis of relevant aspects associated with Option 4:</p> <p>Toilets:</p> <p>It is more visually desirable to have the toilets attached to the new Kiosk. The visual effect of constructing one structure instead of two would be less as there is a smaller footprint and the degree of visual change would be reduced. It can be acknowledged however, that the surrounding landscape includes farming activities and a separate toilet facility could be designed to be in keeping with a rural farm type setting. Note design consistently within the three proposed locations from toilets would still need to be taken into consideration.</p> <p>Realigning the Walking track:</p> <p>Realigning the walking track by moving it back towards the hillside would be the preferred option, as it would improve the visual effect of the natural coastline by removing an existing structure along the coastline and returning the landscape back to its natural state (the natural processes of an eroding coastline without obstructing features).</p> <p>Furthermore, the option to construct a boardwalk is considered to be the preferred method as this would require minimal earthworks and cut into the landscape. To construct a track similar to that which currently exists, would involve significant cut and fill of the existing hillside. The effect of the cut would have a lesser effect to the surrounding landscape than the cut required to construct the track. This is because the work will involve a lot less fill than cut, thus the scale of the work will have less of an effect and there will likely be more opportunity to establish vegetation cover over the fill that the cut. The construction of a track similar to the existing design would have</p>

Key Considerations	Option 1 – Do nothing	Option 2 – Maintenance only	Option 3 - New facilities on exiting Department of Conservation land without walking track alignment	Option 4 - New facilities on additional (acquired) land with walking track realignment
Current facility capacity / useful life	<p>The existing amenity facilities are coming towards the end of their useful life (refer to Section 3.1).</p> <p><u>Advantages</u></p> <ul style="list-style-type: none"> • Low cost (if no maintenance is undertaken). <p><u>Disadvantages:</u></p> <ul style="list-style-type: none"> • The capacity of the existing facilities will not be able to cater to the predicted increase in visitor numbers (expected to triple). 	<p><u>Advantages</u></p> <ul style="list-style-type: none"> • The provision of new amenity facilities will provide will allow DoC with the opportunity to build up-to-date facilities which have a long useful life and cater for the expected increase in visitor numbers at the Cape Kidnappers site. • New facilities will ensure that they are developed in accordance with health and safety, building code and other regulations. <p><u>Disadvantages:</u></p> <ul style="list-style-type: none"> • New facilities will cost significantly more than doing nothing or making minimal enhancements to the existing facilities. 	<p><u>Advantages</u></p> <ul style="list-style-type: none"> • The provision of new amenity facilities will provide will allow DoC with the opportunity to build up-to-date facilities which have a long useful life and cater for the expected increase in visitor numbers at the Cape Kidnappers site. • New facilities will ensure that they are developed in accordance with health and safety, building code and other regulations. <p><u>Disadvantages:</u></p> <ul style="list-style-type: none"> • New facilities will cost significantly more than doing nothing or making minimal enhancements to the existing facilities. 	<p>the greatest visual effect on the landscape as it is altering the landform.</p>
Health and safety	<p>Health and safety is a very important consideration for all options considered due to the site location and environmental factors including tidal constraints and geography (cliffs, coastal erosion causing rockfall etc). In addition, DoC have advised that vulnerable visitors can be expected at Cape Kidnappers and there are (DoC) practice guidelines for sites where vulnerable visitors are present. The key points in the best practice guidelines which are applicable to the Cape Kidnappers site are: the provision of pre-visit information to compensate for visitors' reduced ability to recognise hazards and make prudent, informed decisions; and additional on-site safety signage should be provided.</p> <p><u>Advantages:</u></p> <ul style="list-style-type: none"> • None <p><u>Disadvantages:</u></p> <ul style="list-style-type: none"> • It is highly likely due to the current erosion rate that the existing facilities will become increasingly closer to the cliff edge and will eventually fall into sea (refer to the preliminary geotechnical assessment in Appendix 2). This is an important health and safety consideration and will pose a safety risk for visitors. • The Macrocarpa tree could fall on the toilet building causing a health and safety risk. 	<p><u>Advantages:</u></p> <ul style="list-style-type: none"> • Able to mitigate and recognise any health and safety risks and remedy accordingly. • The construction of new facilities at either proposed location would provide a stable and safe structure for visitors. <p><u>Disadvantages:</u></p> <ul style="list-style-type: none"> • None 	<p><u>Advantages:</u></p> <ul style="list-style-type: none"> • Able to mitigate and recognise any health and safety risks and remedy accordingly. • The construction of new facilities at either proposed location would provide a stable and safe structure for visitors. <p><u>Disadvantages:</u></p> <ul style="list-style-type: none"> • None 	<p><u>Advantages:</u></p> <ul style="list-style-type: none"> • Able to mitigate and recognise any health and safety risks and remedy accordingly. • The construction of new facilities at either proposed location would provide a stable and safe structure for visitors. <p><u>Disadvantages:</u></p> <ul style="list-style-type: none"> • None
Cost	<p><u>Estimated cost</u></p> <ul style="list-style-type: none"> • \$0 <p><u>Advantages</u></p> <ul style="list-style-type: none"> • No investment required <p><u>Disadvantages:</u></p>	<p><u>Estimated cost</u></p> <ul style="list-style-type: none"> • It is difficult to estimate the exact maintenance costs however costs could be considered in the order of \$10K to \$50K (note: the required upgrade of the vehicle access track would be an additional expense) 	<p><u>Estimated cost</u></p> <ul style="list-style-type: none"> • It is difficult to estimate construction costs without detailed design however works would likely include: significant roading upgrade, metal, earthworks, drainage, building upgrade, possible board walk. Costs could be expected in the order of \$1M - \$3M however this entirely depends on the scale of the development proposed. 	<p><u>Estimated cost</u></p> <ul style="list-style-type: none"> • It is difficult to estimate construction costs without detailed design however works would likely include: significant roading upgrade, metal, earthworks, drainage, building upgrade, possible board walk. Costs could be expected in the order of \$1M - \$3M however this entirely depends on the scale of the development proposed.

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Key Considerations	Option 1 – Do nothing	Option 2 – Maintenance only	Option 3 - New facilities on existing Department of Conservation land without walking track alignment	Option 4 - New facilities on additional (acquired) land with walking track realignment
	<ul style="list-style-type: none"> None 	<p><u>Advantages</u></p> <ul style="list-style-type: none"> Significantly less cost to the construction of a new building. <p><u>Disadvantages</u></p> <ul style="list-style-type: none"> Requires financial investment for a short useful life. 	<p><u>Advantages</u></p> <ul style="list-style-type: none"> Although this option requires significant investment the end result will be high quality safe facilities (away from the cliff edge) with a significantly longer life-span than the existing scenario. No roading upgrade is required. <p><u>Disadvantages</u></p> <ul style="list-style-type: none"> Costs. 	<p>Further, land acquisition costs would require consideration when planning budgets.</p> <p><u>Advantages</u></p> <ul style="list-style-type: none"> Although this option requires significant investment the end result will be high quality safe facilities (away from the cliff edge) with a significantly longer life-span than the existing scenario. <p><u>Disadvantages</u></p> <ul style="list-style-type: none"> Costs. Significant roading upgrade required.
Geotechnical considerations	Consideration of the geological and geotechnical conditions at the site is very important for all options considered due to the site location and environmental factors (coastal erosion, ground stability etc). A preliminary geotechnical assessment has been undertaken report has been undertaken. Please refer to the geotechnical report in Appendix 2 for more information.			
Engineering feasibility and building construction considerations	As discussed in Section 3.2.6 above, engineering feasibility and building construction (feasibility and materials) are important considerations for all options. A preferred option will need to be selected before the exact engineering requirements / building considerations are finalised.			
	<p>Analysis of relevant aspects associated with Option 1:</p> <p><u>Advantages:</u></p> <ul style="list-style-type: none"> Both the existing kiosk and toilet block appear to be structurally sound. <p><u>Disadvantages:</u></p> <ul style="list-style-type: none"> Risk that the existing septic tank has a leak allowing sewage to enter the sea. Macracarpa Tree falls undermining foundations for the septic tank and toilet block. The erosion rates continue and the toilet facilities are lost. The septic tank could 	<p>Analysis of relevant aspects associated with Option 2:</p> <p><u>Advantages:</u></p> <ul style="list-style-type: none"> This option will extend the life of the existing buildings and provided a plan for the continued maintenance of the structures (a maintenance plan does not exist currently). The removal of the Macrocampa tree will reduce the risk of undermining foundations for the septic tank and toilet block reducing risk of untreated sewage to enter the sea. Maintaining the existing facilities reduces the need to source new materials or labour to build a new structure. <p><u>Disadvantages:</u></p> <ul style="list-style-type: none"> This option is a short term rather than a long-term solution. The current facilities 	<p>Analysis of relevant aspects associated with Option 3:</p> <p><u>Advantages:</u></p> <ul style="list-style-type: none"> Potential to utilise existing facilities at the DoC rangers hut (sewer and water). The existing road access to the site allows easy access for delivery of construction materials, waste disposal etc. This option allows for construction of a robust wastewater treatment system with a long lifespan. The long-term maintenance cost would be less than the other options considered due to the existing vehicle access which provides easy access to get construction materials to site and remove waste. <p><u>Disadvantages:</u></p>	<p>Analysis of relevant aspects associated with Option 4:</p> <p><u>Advantages:</u></p> <ul style="list-style-type: none"> This option allows for construction of a robust wastewater treatment system with a long lifespan. This option provides for the re-grading of the walking track to allow a more stable and suitable access (gradient) for visitors. <p><u>Disadvantages:</u></p> <ul style="list-style-type: none"> The existing ground level will need to be built up to allow for the development of new facilities. A significant amount of fill material will need to be imported onto the site to build up the ground level (at a high cost).

Key Considerations	Option 1 – Do nothing	Option 2 – Maintenance only	Option 3 - New facilities on exiting Department of Conservation land without walking track realignment	Option 4 - New facilities on additional (acquired) land with walking track realignment
<p>Recreation considerations</p> <p>Advantages</p> <ul style="list-style-type: none"> Existing level of provision is retained. Cape Kidnappers site can still be accessed. <p>Disadvantages</p> <ul style="list-style-type: none"> Continued tourist complaints: One of the most important aspects in providing a good experience for tourists and visitors for a site (as noted through comment via feedback on the DoC website) is the condition of the toilet facilities. Particular comment has been made in relation to the odour of the toilet facilities (comments specific to Cape Kidnappers Site as provided in background information by DoC). 	<p>exposes sewage which will enter the sea untreated</p> <p>This option does not allow for the realignment of the walking or vehicle access tracks.</p> <p>Advantages</p> <ul style="list-style-type: none"> The option to remediate the immediate issues at the site will ensure the visitor experience remains the same as current. While the facilities might look dated, they remain functional, until such time as visitor demand exceeds the capacity of the facilities. The remediation and upgrade work to the toilet block will address previous feedback received regarding unpleasant odour. Any work that will reduce the gradient of the track from the beach up to the gannet colony will increase visitor accessibility – and likely increase visitor demand (more ages and abilities will be able to undertake the walk). <p>Disadvantages</p> <ul style="list-style-type: none"> With the recent announcement that the Cape Kidnappers site is to become a 'Great Day Walk' the visitor experience, and visitor demand for high quality facilities such as toilets, information kiosks and safe access tracks are going to become increasingly important. Retaining the existing facilities that are 	<p>have a short-projected lifespan due to the erosion rate, age of the facilities, and the projected growth in visitor numbers.</p> <p>This option does not allow for acquiring additional land and there are consequently minimal options available for re-aligning the walking track to reduce the gradient on DoC land.</p> <p>This option may create additional strain on the existing infrastructure (water supply and waste water system). Further investigation will be required to determine if the existing infrastructure has the capacity and is sized for the predicated growth of visitors to the area.</p> <p>Although many of the existing facilities at the DoC hut will be able to be utilised and upgraded. This option requires a completely new toilet facilities system that is detached from the existing DoC hut.</p> <p>Advantages</p> <ul style="list-style-type: none"> The predicted growth from visitors to the Cape Kidnappers provides an opportunity to create a 'WOW' factor experience to the community and tourism alike. This opportunity includes a joint effort and obligation to both promote and preserve the important features of this natural environment. In order to cater to the increased number of people who will use this track, the upgrade of amenity facilities and the access track will ensure the promotion of the site will align with the sites capacity to cope with the increased volume. <p>Disadvantages</p> <ul style="list-style-type: none"> Cost to construct (but potentially lower maintenance costs in the long term) 	<p>The vehicle access track will need to be upgraded and re-aligned or re-routed to allow construction vehicles to access the site.</p> <p>Advantages</p> <ul style="list-style-type: none"> The predicted growth from visitors to the Cape Kidnappers provides an opportunity to create a 'WOW' factor experience to the community and tourism alike. This opportunity includes a joint effort and obligation to both promote and preserve the important features of this natural environment. In order to cater to the increased number of people who will use this track, the upgrade of amenity facilities and the access track will ensure the promotion of the site will align with the sites capacity to cope with the increased volume. Taking an approach of creating a Cape Kidnappers experience – potentially utilising land beyond the existing DoC area will create the ability to define and showcase the 'purpose of the place – Cape Kidnappers' through telling a story and creating a complete walk-in-walk out experience, providing an opportunity to promote both the region and the nation as one of New Zealand's 'Great Day Walks'. Care must be taken to define visitor capacity and the potential tipping-points 	

Key Considerations	Option 1 – Do nothing	Option 2 – Maintenance only	Option 3 - New facilities on existing Department of Conservation land without walking track alignment	Option 4 - New facilities on additional (acquired) land with walking track realignment
	<ul style="list-style-type: none"> - The gradient of the track (too steep) is also a common complaint. This has the potential to increase as more people visit the site. - Risk of people not wanting to use toilets and going elsewhere. - Risk contaminants going into ocean and polluting habitat for wildlife. - Decrease in tourists and bad reputation for poor facilities/ uncomfortably steep track gradient. - Attracts unwanted negative attention. 	<p>at the end of their useful life, will add limited value to the overall experience.</p> <ul style="list-style-type: none"> • Maintenance costs to keep facilities operating 		<p>which could negatively impact on wildlife. As part of the long term vision of Cape Kidnappers, an option could be to develop the site into a sanctuary with a second fence which would provide greater protection within a defined area of the Cape.</p> <p>Disadvantages</p> <ul style="list-style-type: none"> • Cost to construct (but potentially lower maintenance costs in the long term)
Land acquisition requirement	<ul style="list-style-type: none"> • No land acquisition required 	<ul style="list-style-type: none"> • No land acquisition required 	<ul style="list-style-type: none"> • No land acquisition is required to build the new facilities • Land acquisition (from the adjoining Cape Kidnappers station) would be advantageous to allow for planning of the hillside above the walking track (to reduce erosion) and allow for the realigning of the walking track to reduce the gradient. 	<ul style="list-style-type: none"> • Significant land acquisition is required. • This option relies on obtaining land from the adjoining Cape Kidnappers Station.
Archaeological and cultural values	N/A	<p>As discussed in Section 3.2.3 above the Cape Kidnappers site has a long and important archaeological history and there are many archaeological sites recorded on ArchSite and the DoC / Hawke's Bay Regional Council and Hastings District Council overlays. Opus have undertaken a search of ArchSite across the wider proposed area of works and it is likely that a) some sites are incorrectly recorded in ArchSite and other GIS resources; and b) that there are additional archaeological sites that are not currently recorded.</p>	<p>As discussed in Section 3.2.3 above the Cape Kidnappers site has a long and important archaeological history and there are many archaeological sites recorded on ArchSite and the DoC / Hawke's Bay Regional Council and Hastings District Council overlays. Opus have undertaken a search of ArchSite across the wider proposed area of works and it is likely that a) some sites are incorrectly recorded in ArchSite and other GIS resources; and b) that there are additional archaeological sites that are not currently recorded.</p>	<p>It is recommended that an archaeological assessment of the site (site visit and assessment of effects) be carried out once an option is selected to ensure that the existing recorded sites are recorded in the correct location and any additional archaeological sites are recorded. The results from the archaeological assessment will determine if an archaeological authority from Heritage New Zealand Pouhere Taonga (HNZPT) is required (highly likely).</p>
RMA and resource consents	N/A	<p>Options 2 – 4 will require resource consent under the provisions of the Hawke's Bay Coastal Environment Plan. Resource consent under the provisions of the Proposed Hastings District Plan may also be required if the earthworks, tree planting or size of the facilities are larger than the permitted thresholds. Refer to Section 3.2.7. It is recommended that the exact requirements for and the likelihood of resource consent being granted are included in an overall masterplan for the Cape Kidnappers site.</p>		

Appendix 2: Preliminary Geotechnical Report

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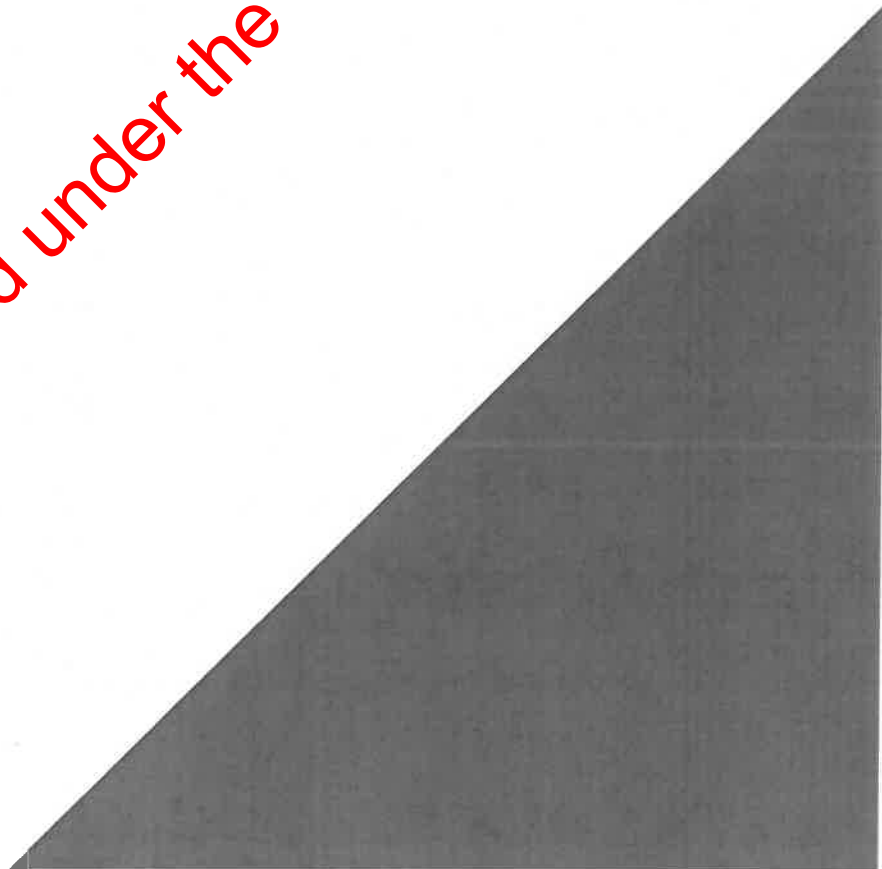


2-T4243.00 00003/17/01

Preliminary Geotechnical Report Cape Kidnappers

For Department of Conservation
Stage 1 Scoping and Options

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2-T4243.00 00003/17/01

Preliminary Geotechnical Report

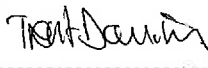
Cape Kidnappers

For Department of Conservation
Stage 1 Scoping and Options

Released under the Official Information Act

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Date: November 2017
Reference: 2-T4243.00 00003/17/02
Status: Issue 1



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1. Introduction

The Department of Conservation (DoC) has engaged Opus International Consultants (the consultant) to undertake a geotechnical assessment at Cape Kidnappers, Hawke's Bay.

The area of walking track and facilities (the site) of interest is approximately 500m east of the Gannet colony and perceived to be at risk from coastal erosion.

The facilities structures include a toilet block and light timber framed building.



Figure 1: The site locality

2. Scope

The primary objectives of this study is a high level assessment of the geological and geotechnical conditions at the site and to provide geotechnical input on the stability of the site. The geotechnical considerations addressed in this report include the following:

- Ground stability
- Coastal erosion

To satisfy the objectives of this study, the following scope of work was completed:

- A desktop study to review readily available published and unpublished geotechnical and geological reports relevant to the proposed development.
- A site walkover
- Inclusion of the results of our investigations, and analyses with commentary in this report.

The consultant has prepared this geotechnical report on the understanding this will help DoC to identify potential development options for the site which we understand will ultimately inform a business case for development of the site. This report is not intended for detailed design.

3. Investigations

Investigation consisted of a preliminary desktop study and site walkover. No sub-surface testing was conducted.

3.1. Geological Setting

The site is shown on the GNS Science published map (Lee, Bland, Townsend and Kamp (compilers), 2011) which shows the area to be underlain by Lower Late Pliocene (1.81 – 3.6M years) fossiliferous mudstone and sandstone. An active fault is shown approximately 3km to the west.

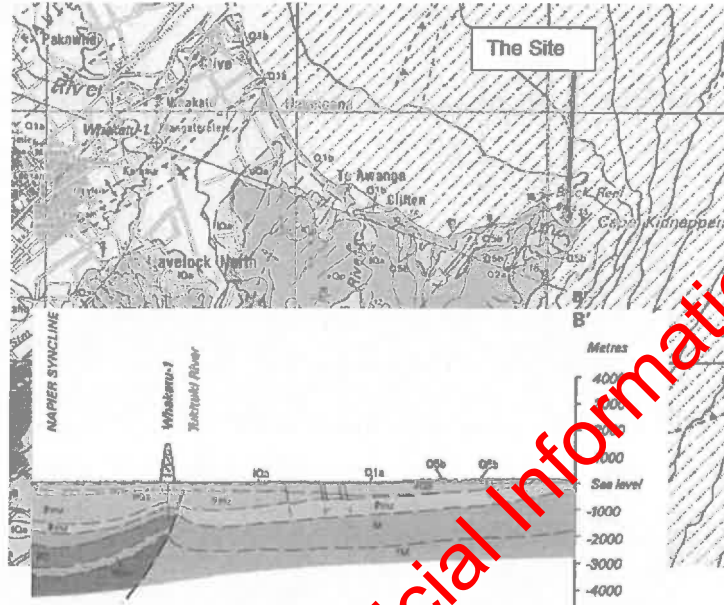


Figure 2: Geological Map

3.2. Geotechnical Hazards

A preliminary review of the Hawke's Bay emergency group hazards maps (Hawke's Bay Emergency Management Group, 2017) was conducted for this report. Significant hazards identified are presented in the following sections

3.2.1. Earthquake Hazard

Earthquake amplification and liquefaction risk are mapped as low. The site is considered to have a risk consistent with the wider Hawke's Bay area.

As the site is coastal, the online maps show the site is in the risk area for a Tsunamis near source inundation extent.

3.2.2. Slope Stability

The online maps identified the site as inside the cliff shore hazard zone. The geological maps and high coastal cliffs indicate the site is underlain by a mudstone that is stable at steep angles.

3.2.3. Historical Imagery

Historical imagery dating back to 1963 and 1980 (Local Government Geospatial Alliance, 2017) was reviewed and compared to recent imagery from 2014 (Hastings District Council, 2016).

The crest and base of the slope below the facilities was traced in each image and overlaid to provide an indication of the rate of coastal erosion.

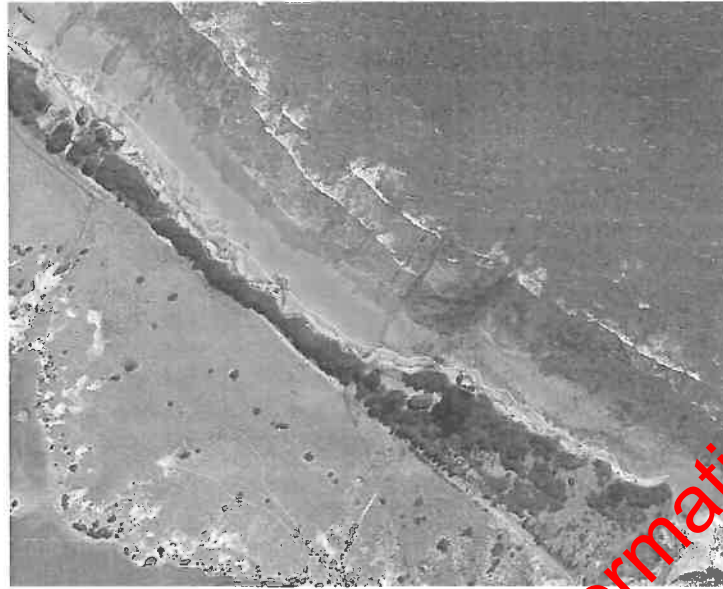


Figure 3: Crest of slope (yellow 1963, green 1980, blue 2014)



Figure 4: Base of slope

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	Year		
	1963 (0 years)	1963 - 1980 (17 years)	1980 - 2014 (34 years)
Base of slope	na	0-4m	3-9m
Crest of slope	na	0-5m	3-9m

Table 1: Indicative erosion distance

In the area of the site the erosion rate is up to about 250 mm per year. The corner of the building is approximately 12 m from the crest of slope. Assuming the rate of erosion is consistent and does not change (i.e climate change is not considered, the soil profile is consistent) the structure will be undermined in approximately 50 years.

3.3. Site walkover

The site was visited by a geotechnical engineer on the 15 September 2017.

The track cut into the hill side to the east of the facilities. The bank is sub vertical and as the mudstone is exposed and undergoes wetting and drying it can 'fret' and break off in small planar slabs. Deep seated instability was not observed. The mudstone is likely to have suitable bearing capacity when dry but may be expansive and or water sensitive.



Figure 5: Track cutting

The slope at the base of the hills adjoining the track are less steep suggesting there may be colluvium (landslides) deposits. Site testing and analysis would indicate if these soils are less stable.

A large Macrocarpa tree is at the crest of the eroding bank near the toilet and structure. The tree is likely to have an extensive root system and may be stabilising the slope and potentially affecting the toilet sumps. The tree is on the edge of the bank and may fall during a large storm.



Figure 6: Facilities with Macrocarpa tree to upper left

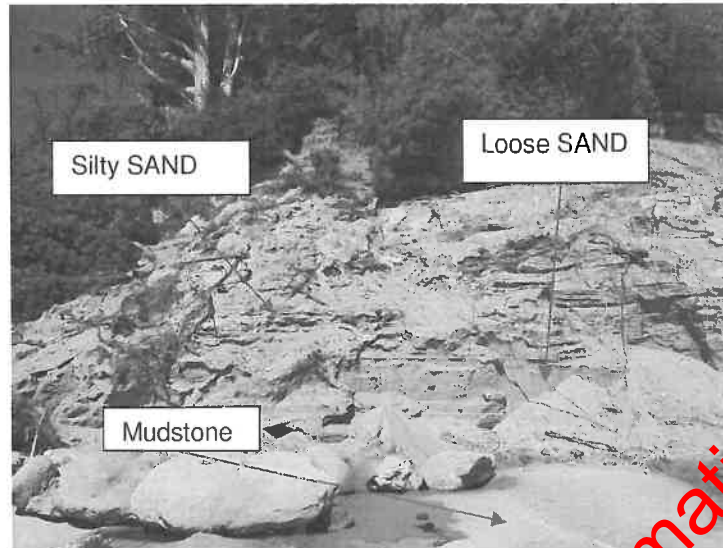


Figure 7: Bank below facilities

The slope is a near vertical bank several meters high. A sub horizontal blue grey mudstone is at the base of the bank and the bank consists of weakly cemented silty sand and loose sand. The sand has little or no cohesion when dry is as likely to be highly erodible with wind or water.

The mudstone shelf appears to be stable and providing protection to the overlying soils during typical sea conditions. It is considered most of the erosion occurs during storms where the mudstone is overtopped by waves as the bank has little resistance. The site will be most vulnerable to swells approaching from the north east.

To the west, some areas appear to be eroding at a faster rate which may be due to less protection from the mudstone base and or more exposed to storms. In this area parts of the track have had to be relocated.

The sub horizontal areas at the base of the hill, on which the facilities are built and the track is partly on, may be a layer of sandy soils, which are highly erodible, overlying a more stable mudstone which forms the near sub surface soils of the hills.

4. Geotechnical Assessment and Conclusion

4.1. Coastal Erosion

The site appears to be undergoing significant ongoing erosion. Based on imagery dating back to 1963 the rate is approximately 250mm per year and would reach the timber frame structure in 50 years. However, the large Macrocarpa is likely to fall before this time. It is considered that the situation could change significantly if there is an increase in large storm waves overtopping the Mudstone.

It is considered the site is stable in the short term however longer term erosion is expected to continue and eventually undermine the site.

4.2. Slope Stability

The underlying mudstone has formed high sea cliffs and is considered to be fairly stable at steep angles. At the base of hills the soils may be weaker colluvium (landslide materials).

Once exposed the mudstone unit observed is likely to weaken and ongoing minor surficial failure is to be expected.

4.3. General

If the facilities are relocated and the path is relocated or if significant cut or fill is proposed a detailed geotechnical assessment with site testing is recommended.

5. Limitations

The factual data, interpretations and recommendations contained in this report pertain to a specific project as described in the report and are not applicable to any other project or site. If the project is modified in any significant way, or if the project is not initiated within eighteen months of the date of the report, Opus International Consultants should be given an opportunity to confirm that the recommendations are still valid.


Where conditions encountered at the site differ significantly from those anticipated in this report, either due to natural variability of subsurface conditions or construction activities, it is a condition of this report that Opus International Consultants be notified of the changes and provided with an opportunity to review the recommendations of this report.

6. References

- Hastings District Council. (2016). *IntraMaps*. Retrieved from Hastings District Council GIS:
<http://mapping.hdc.govt.nz/IntraMaps80/>
- Hawke's Bay Emergency Management Group. (2017). *Intramaps*. Retrieved from hbemergency:
<http://hbhazards.intramaps.co.nz/IntraMaps80/>
- Lee, Bland, Townsend and Kamp (compilers). (2011). *Geology of the Hawke's Bay Area. 1:250000 geological map 8. 1 sheet + 93 p.* Lower Hutt, New Zealand: GNS Science.

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Napier 4142
New Zealand

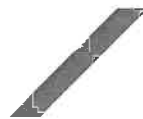
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Appendix 3: Vehicle Access Track Options

[To be provided at a later date after the submission of this Report as agreed with DoC].

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Mike Davies

From: Don Bogie
Sent: Thursday, 14 February 2019 12:38 p.m.
To: Mike Davies
Subject: FW: Cape Kidnappers Rockfall

Don Bogie
Principal Advisor Visitor Risk
Pou Haumarū Manuhiri

Ōtautahi - Christchurch Office
Level 3, 161 Cashel Street
Christchurch, 8011
Department of Conservation—*Te Papa Atawhai*
DDI 03 3713723 VPN: 5423 M: 027 241 6261

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www.doc.govt.nz

From: Jonathan Calder <jcalder@doc.govt.nz>
Sent: Wednesday, 30 January 2019 10:55 a.m.
To: Julie Radcliffe <jradcliffe@doc.govt.nz>; Don Bogie <dbogie@doc.govt.nz>
Cc: Darryl Lew <dlew@doc.govt.nz>
Subject: Cape Kidnappers Rockfall

Hi Julie/Don

[REDACTED]

[REDACTED] The recent rockfall incident at Cape Kidnappers prompted Tahu to mention the advice he provided at the time (exert from email string below) and it appears that some quite site-specific risks were identified.

[REDACTED]

Purely in the interests of dealing with specific risks and improving our response to risks raised by staff, I need to follow up:

1. Don, imagine you're involved in investigating the Cape Kidnappers incident, was geotechnical advice sought and was this prompted by Tahu's advice or was it initiated as part of the track status upgrade?

- [REDACTED]
3. It would good to let the engineers know what action was taken for each of the risks they raised. I'll need your help here Julie.

Regards,

Jonathan Calder

Engineering Manager - *Pou Matua Mātanga Kaihanga*
Department of Conservation - *Te Papa Atawhai*
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West Coast *Tai Poutini* Conservancy

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10 Sewell Street, Hokitika 7810

Conservation for prosperity *Tiakina te taiao, kia puawai*

www.doc.govt.nz

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Regards,

Tahu Taylor-Koolen

Structural Engineer (Hamilton) - *Mātanga Kaihanga*
Department of Conservation - *Te Papa Atawhai*
DDI: (07) 858 1570 | M: 027 245 1616

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From: Tahu TaylorKoolen
Sent: Wednesday, 30 May 2018 5:00 p.m.
To: Julie Radcliffe <jradcliffe@doc.govt.nz>
Subject: Risks

Hi Julie,

Daryl Lew requested we identify any risks associated with structures.

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Regards,

Tahu Taylor-Koolen
Structural Engineer (Hamilton) - *Mātanga Kaihanga*
Department of Conservation - *Te Papa Atawhai*
DDI: (07) 858 1570 | M: 027 245 1616

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Mike Davies

From: Dan Tuohy
Sent: Monday, 28 January 2019 11:34 a.m.
To: Andrew Mercer
Subject: FW: Cape Kidnappers Great Day Hike Development

Hi Andrew,

Also got this from Tim and Wayne, which may add to the our cause. It's the BC for the Cape and it show that we know about the risk and are planning to build signage in the development to mitigate.

Cheers

Dan Tuohy

Kaiwhakamahere Rawa – Maintenance Planner
Te Papa Atawhai - Department of Conservation
Waea pūkoro Mobile: +64 27 539 6049



Workplace delegate
www.psa.org.nz
0508 367 772

He aha te mea nui o te ao - *Whats the most important thing in this world?*
He tangata, He tangata, He tangata – *It is the people, It is the people, It is the people*

www.doc.govt.nz

From: Tim Groenendijk <tgroenendijk@doc.govt.nz>
Sent: Monday, 28 January 2019 10:08 a.m.
To: Dan Tuohy <dtuohy@doc.govt.nz>
Subject: Cape Kidnappers Great Day Hike Development

Hi Dan

As requested.

Wayne gave me the DOCCM link for the IBC:

Cape Kidnappers Great Day Hike Development

Indicative Business Case

<https://doccm.doc.govt.nz/wcc/faces/wccdoc?dDocName=DOC-3245528>

Excerpt from page 15:

Hazards:

It will be important to provide additional pre-visit information to compensate for visitors' reduced ability to recognise hazards and make prudent, informed decisions. Additional on-site safety signage should also be provided. Further, all hazard aspects identified in the table below will require attention as part of visitor safety.

Hazard	Mitigation (for vulnerable visitors)
Rockfalls/Landslides:	Obtain a geological hazard assessment report for the site. Provide additional pre-visit safety messages. Provide permanent on-site hazard warning signs at the entrance to the track. Provide permanent on-site hazard warning signs at hazard location.
Seals	Provide permanent on-site warning signs at the track entrance. Provide pre-visit information about recommended visitor behaviour where seals are present.
Significant fall - at lookout point and amenity areas	Obtain a geological hazard assessment report. At an amenity area, construct a guardrail or barrier unless it is feasible to create a vegetation barrier or physically prevent access to the hazard in some other way.
Tidal and rogue waves	Provide permanent on-site warning signs at track entrance. Provide permanent on-site hazard warning signs at hazard location (entrance to beach section in both directions).

The risks associated with erosion could be significantly mitigated by placing infrastructure in locations away from erosion-prone areas as proposed. With an access agreement, there is a greater opportunity to select an appropriate location for each facility. Following the successful agreement of access, the preferred option would be to realign the walking track to provide a gradient that is less steep and less susceptible to the threats of erosion. This would likely include viewing platforms and view shafts along the track.

Except from page 2:

Cost

The below costings are outlined in the WCLC template and are summarised as follows:

➤ Tracks, beach approach:	\$94,472
➤ Roading access (Option 2):	\$20,528
➤ Boardwalk:	\$180,000
➤ Toilet(s) and amenity area:	\$305,000
➤ Interpretation information and safety signage:	\$80,000
➤ Planting & restoration	\$45,000
➤ Contingency	\$72,500

Total Capital Expenditure (excl contingency) \$725,000

Cheers

Tim Groenendijk-- Asset Planner

Conservation for prosperity Tiakina te taiao, kia puawai



Mike Davies

From: Don Bogie
Sent: Thursday, 8 February 2018 12:04 p.m.
To: Graeme Ayres; Gavin Walker (Sustainability); Harry Maher
Subject: Air New Zealand February magazine

I was looking in the February Air New Zealand magazine on the way home last night. It had an article on the new great Day hikes and short walks.

It raises some of those risk issues I mentioned to TTF last week. In the article it highlights three of the 19 Day hikes / short walk.

The other is Cape Kidnappers where we are encouraging greater use of a site which appears to have significant visitor risk. While ongoing marketing of busy sites is a concern, the Cape Kidnappers situation worries me. Do we have a good understanding of the visitor risks at that site? Are they well managed? If so are those risks tolerable?

Regards

Don

Don Bogie
Senior Advisor – Risk
Business Assurance Unit

Ōtautahi - Christchurch Office
Level 3, 161 Cashel Street
Christchurch, 8011
Department of Conservation – *Te Papa Atawhai*
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Mike Davies

From: Jacqui Dyer
Sent: Wednesday, 6 September 2017 2:46 p.m.
To: Tinaka Mearns
Cc: Brendon Clough
Subject: Risk Assessment for Caper Kidnappers
Attachments: VRM Assessment DV - Cape Kidnappers Walk. 2017.xls - DOC-3157803 - DOC-3157990.xlsx

Hi Tinaka,
Hopefully this is the last email of the day from me

Here is Brendon's risk assessment for Cape Kidnapper's as an attachment.

Brendon's key comments about risk are;

- It is difficult to do a top job considering the information available and the short timeframe. However, he believes this site has a number of considerable visitor risk issues that will only be raised with the proposed promotion.
- The likelihood of an ongoing vulnerable visitor issue is high.

Jacqui

Jacqui Dyer
Technical Advisor – Recreation



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Mike Davies

From: Jacqui Dyer
Sent: Wednesday, 6 September 2017 1:10 p.m.
To: Tinaka Mearns
Cc: Brendon Clough; Lynnell Greer
Subject: RE: Cape Kidnappers

Hi Tinaka,
Brendon is still working on the risk assessment work, as requested.
It will be completed in half an hour.
I will still send it to through to you even tho' it appears a decision has been made.
Jacqui

From: Tinaka Mearns
Sent: Wednesday, 6 September 2017 12:33 p.m.
To: Jacqui Dyer <jdyer@doc.govt.nz>
Cc: Lynnell Greer <lgreer@doc.govt.nz>
Subject: Re: Cape Kidnappers

Thanks so much Jacqui.

I've given this info to Gavin along with my recommendation.

We keep it in the group, Connie continues to run land owner mitigation and we work with her team to keep abreast of safety.

Unless I get another question back from Gavin you can consider this task finished.

Thanks!!

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Jacqui Dyer <jdyer@doc.govt.nz>
Date: 6/09/2017 12:10 pm (GMT+12:00)
To: Tinaka Mearns <tmearns@doc.govt.nz>
Subject: RE: Cape Kidnappers
Caravan Park – Connie is confident the risk of a backlash is low
Farm – Connie is confident the risk of a backlash is low
Cliff erosion in the amenity area – Connie feels the risk is high but not immediate.
Jacqui

From: Tinaka Mearns
Sent: Wednesday, 6 September 2017 12:01 p.m.
To: Jacqui Dyer <jdyer@doc.govt.nz>
Subject: Re: Cape Kidnappers

Yes I thought so. I didn't explain that bit well to Gavin. He gets it now.

So please check that with Connie too.

Thanks

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Jacqui Dyer <jdyer@doc.govt.nz>
Date: 6/09/2017 11:58 am (GMT+12:00)
To: Tinaka Mearns <tmearns@doc.govt.nz>
Subject: RE: Cape Kidnappers
Sorry t send this in bits

Just to be clear, if you are walking and there is a swell like there was yesterday, the caravan park is your only access route.

J

From: Tinaka Mearns
Sent: Wednesday, 6 September 2017 11:44 a.m.
To: Jacqui Dyer <jdyer@doc.govt.nz>
Cc: Brendon Clough <bclough@doc.govt.nz>
Subject: Re: Cape Kidnappers

Hi Jacqui

Just spoke with Gavin. He is comfortable that the risks you have identified are what he thought./ is OK to carry. Brendon only do work here if you think dramatically differently.

Jacqui instead of focusing there can you talk with Connie on landowner backlash, to see she comfortable that she can minimise any potential fallout, at announcement, promotion launch and if there were 35% more people. What are her plans, does she think it's likely to be successful?

Mostly focus on the farm than camp as sounds like the camp is just one example route people could use..?

Thanks T

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Jacqui Dyer <jdyer@doc.govt.nz>
Date: 6/09/2017 11:15 am (GMT+12:00)
To: Tinaka Mearns <tmearns@doc.govt.nz>
Cc: Brendon Clough <bclough@doc.govt.nz>
Subject: Cape Kidnappers

Hi Tinaka,

Following up from our conversation yesterday,

The Opus report I talked about regarding the cliff erosion at the shelter, toilets etc at the destination end of this walk, has not been produced yet. Here is the brief. <https://doccm.doc.govt.nz/wcc/wccproxy/d?dDocName=DOC-2854096>. It won't be available until the 15th of September. The senior ranger has indicated they have lost 20-25 metres of land in 18-20 years and the assets are roughly all within 10 metres of the current cliff edge.

The land that they are talking about moving the assets to belongs to Julian Robinson, a billionaire philanthropist from the US who has luxury tourist lodges on it and it is a pest-free fenced private sanctuary called the Cape Sanctuary <http://www.haumoana.com/pages/capesanctuary.html>. There have not been any formal negotiations about this but apparently the farm manager is OK about talking about the possibility of the shelter etc being moved back from the cliff edge.

The land that provides access from the beach up to the DOC shelter and then on up to the gannet colony is also part of the farm. The only bit that is DOC's apparently is the bit in behind the barrier where the gannets nest on the edge of the cliff. Local staff, after reassuring me there is a formal agreement in place, when I asked to view it have come back and said that it appears that there is/was full intentions of formalising the plateau colony and track to it into the reserve. However this appears not to have happened. So, currently no legal access and I am pretty sure (but not 100%) that the DOC assets are currently on the farm.

At the beginning of the walk, during a swell as per yesterday, walkers have to go through the Clifton Caravan Park rather than along the beach. This is confusing for walkers as you feel you are encroaching on private land and there is no signage to tell you this is an option. The land the campground is on is owned by DOC, leased to the Council who sub-lease it to a private operator. There is no formal access agreement for DOC through the Caravan park. Because of the erosion, the operator is going to be leaving the site (don't know when), the land will come back to DOC and the start of the walk will be able to be improved.

Gannett Beach Adventures – Tractor/ trailer concession operates

October to April and the Reserve is closed for breeding purposes from 1 July until the Wednesday before Labour Weekend each year (which usually falls around the 20th October). I only found out about the closure from looking on their website. This means that people can do the walk but not go up to the colony over this period.

How much does it cost?

- Adults - \$44.00
- Children (4-15yrs) - \$24.00 (Children aged 3yrs & under are free of charge)
- Students - \$34.00 (with ID)

Please enquire for our group rates (15 or more paying passengers)

Family Rates

2 Adults & 1 Child \$106.00

Additional children \$18.00

What time do the tours depart?

Departs once a day. <http://www.gannets.com/pdf/times.pdf>. Looks like they have at least three tractors with trailer units so can take a fair few people.



The only way I can think to show you the photos is on SKYPE. I can't send them to you. Can you get to a computer and phone me so I can take you through them?


Jacqui

Jacqui Dyer

Technical Advisor – Recreation



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Mike Davies

From: Jacqui Dyer
Sent: Wednesday, 6 September 2017 11:52 a.m.
To: Tinaka Mearns
Cc: Brendon Clough
Subject: RE: Cape Kidnappers

Tinaka,

Just to be clear I indicated that they have lost 20-25 metres of land in 18-20 years and the assets are roughly all within 10 metres of the current cliff edge. I didn't make an assumption about 5-10 years. Local staff mumbled something about a 5-10 year timeframe initially but when pressed, they were reluctant to state a timeframe. They are waiting for the Opus report.

Brendon and I are both of the opinion that the swell yesterday is not likely to be unusual. It was a calm, clear day with no on-shore wind but as you say, we can only do the assessment on what we have been told. I will speak with Connie about any possible landowner backlash and respond.

Jacqui

From: Tinaka Mearns
Sent: Wednesday, 6 September 2017 11:44 a.m.
To: Jacqui Dyer <jdyer@doc.govt.nz>
Cc: Brendon Clough <bclough@doc.govt.nz>
Subject: Re: Cape Kidnappers

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Jacqui

Jacqui Dye

Technical Advisor – Recreation



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