

## Coromandel Great Walks

### Cathedral Coast Walkway Governance Directors meeting

27 August 2015

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#### **Attendees:**

Glenn Leach MAYOR TCDC

Garry Towler TCDC

Gemma White DOC

Ross Ashby TCDC

John Rich DOC

John Gaukrodger DOC

Kirstin Richmond TCDC

Allan Tiplady TCDC

Bill McLean MB Community Board Deputy Chair

#### **Stakeholders:**

John North Hahei Stakeholders Group

Phil Costello Coastal Walkways

John Dallimore - Lees Road

#### **Apologies**

Paul Kelly TCDC - Mercury Bay

Peter Matai Johnston Ngati hei

Sam Marshal TCDC

Laurina White TCDC

David Hammond CE TCDC

1. Discussion from previous minutes - Project Governance - the proposed structure and draft Terms of Reference were put on hold subject to Ngati Hei not being present:

For next meeting - comments on TOR and agreements need to be reached.

## 2. Hehi Stakeholders Group Letter dated 24 August 2015

The meeting agenda provided time to go through the letter by the Hahei stakeholders item by item. Key outcomes were:

1. Agreement to hold a Public Meeting in Hahei for Labour weekend Monday 28<sup>th</sup> November
2. Confirmed that Glenn Leach and Gemma White would attend - Ngati Hei representative to confirm.
3. Confirmed that Hahei Stakeholders Group to Chair the Meeting (possibly John Dallimore - meeting dates and details to be worked through around attendance and availability of key attendees (could be late Nov maybe Dec - dependant on Traffic Assessment Outcomes.
4. Commitment by project executive to address all items from the letter in writing Mayor Leach and Gemma White DOC agreed to attend (Unfortunately neither the other 2).
5. Confirmed MWH Traffic Plan a Workshop presentation to the Hahei Stake Holders group - Schedule of meeting dates will be provided with the plan likely to be available for distribution end of Sept/early Oct)
6. Confirmed no significant final decision on construction of walk until outcome of traffic assessment is fully understood, Process and decision making on implementing the report is needed.
7. Major traffic mitigation projects for Great Walk completed prior to significant construction work on walks Pa Road Car Park, Lees Road Car Park, Lees Road improvements, Shuttle service
8. Project Management Work schedule confirms May, 2016 the earliest anticipated commencement of Stage 1B Cathedral Cove to Purangi after the Lees Road Car Park and Road sealing is complete.
9. July , 2016 the earliest anticipated commencement of Stage 1A Hahei to the Blowhole
10. It was acknowledged that the dates were ambitious given Resource Consents required for the Car Parks –if notified and a hearing 6 month minimum. Non-notified 2.5 months.
11. TCDC 4 discrete projects are to be undertaken prior to significant construction work.

(i) Safety and Planting -Blowhole. Public Safety issue mitigation on publically accessible blow hole section. Erecting 5 signs –Public liability

General discussion on the need to permanently fence off the Blowhole – unresolved - Further opinion sought by Council's Legal Department and Frame group - conclusion was that it is as follows:

Ross, further to our discussions and based on the assumption that the area is rec reserve, there is the ability under section 17(2) (a) of the Reserves Act 1977 to place conditions and restriction on enter and use of the reserve.

I don't believe we are at the point of closing the reserve at this stage but placing signs to the inform users of hazards would be appropriate....perhaps like this,

ENTER AT OWN RISK

multiple unprotected hazards

multiple unprotected hazards

ENTER AT OWN RISK

#### Frame Group

1. If the public are to be “invited” or permitted to access the reserve land along the cliff top or around the blowhole, there is a duty on the landowner under the H&SE Act and the Occupiers Liability Act. Both these acts require the occupier of the land (or the person or organisation responsible for the land) to take “all practicable steps” to ensure the health and safety of people who come onto the site and to prevent them from serious harm. A definition of “all practicable steps” is provided in Cl 2A of the H&SE Act. There is a certain amount of subjectivity in this, but it requires that steps be taken that are reasonably practical, and that the efficacy of such steps is to be considered.
2. It is inevitable that any persons that may venture along the coastal reserve land will be tempted to obtain views down the cliff into the bays and into the blow-hole. Simply signposting the site warning people not to approach the cliff edge is unlikely to be deemed to be “all practicable steps” because such signage would probably be ignored.
3. Installation of a fence located back from the edge of the cliff and the edge of the blow-hole is also unlikely to be effective unless it was extremely robust and climb-proof, because any person having walked to the blowhole will be determined to obtain a view into it, and any modest fence will be climbed by most reasonable people.
4. In my opinion, the installation of a safe viewing platform at the blow-hole and at other locations along the cliff is an integral part of management of public safety on this site. By providing a safe point where people can satisfy their desire to obtain a view, they are deterred from approach the un-protected edges of the cliff or blowhole.

5. I do not believe it is tenable to invite or encourage public access to the blowhole or the cliff top walk without first providing the platforms that offer safe locations for them to satisfy the desire to obtain views.
6. In the interim, until the platforms are constructed, I believe that Council and DOC have an obligation to isolate the site by installing barriers and signage at the entrance to the land that prohibits public access on safety grounds. Barriers would be at the entrance to the site, well before people are tempted to approach the cliff for a view, and should be substantial. Signage should be clear and indicate “No public access. Construction site with multiple hazards”

12. On-going discussions with Millens and Gregory on boundary fencing.

13. 1.4ha of native planting seaward of Mellsop’s boundary—erosion protection, enhanced coastal margin and duty of care.

- Stakeholder Group indicated

(ii) Andlinger/McCanns Bay-- Cathedral Cove Extension.

- This is a stand-alone project and this section will link only to the existing Cathedral Cove track to a lookout point and structure and then provides a return loop until such time the track north is constructed. Provides access to the next section of Beach North of Cathedral Cove offers an additional 45 minute walk.
- Not considered to have any impact on Hahei traffic issues however may consider extending shuttle service/Parking Ambassador through to Easter.

(iii) Stellar Evered

- Stand-alone project which part funded by the Perpetual Trust with local benefits including employment, links with WINTEC and the WW1 Memorial forest as well as other significant historic and cultural attributes.
- No impact as discrete and existing with parking and services already there. Provides a number of Walking combinations.
- It was raised issues with additional traffic on the unsealed section were a concern for Lees Road residents. Outcomes of the traffic assessment were needed to be understood to determine what solutions were needed for Lees road, dependant on this, there may need to be additional funding through TCDC’s LTP or AP.
- Additionally the traffic management assessment needed to address any illegal parking along Lees road, particularly at the boundary with Ian carters Property.

- Crossing the Purangi means that Stella Evered could be a potential pick up point - this needs to be addressed possibly with no parking along Lees road, and bigger car park with pay and display same as Lees Road?
- Glenn used the example of roads overseas that were tourist destinations and very narrow.

(iv) Hereheretaura Pa

- Re-aligning existing path through the Hereheretaura Pa Site (Ngati Hei request)
- Do not proceed with any other aspect that could result in perception that there is an easy route to the blowhole.
- Projects (Stella Evered) and (Hereheretaura) subject to resource consent/heritage assessment.

### 3. Coastal Route investigations

- Sunday 23rd August - Boat trip to determine feasibility of Coastal route from Cathedral Cove north to Purangi
- Local Land Owners, Hahei Stakeholders, John Gaukrodger and a drone
- General topography extremely rugged, steep and a significantly different track from the Cathedral Cove walk
- Four critical pinch points
- Extremely close proximity to residential properties at Purangi end
- The Wood/Adams boundary and two recent slips - 2004 and 2012
- The white cliff
- Rock face just north of Cathedral Cove
- Conclusion
- Cliff instability + Private land access requirements + significant Health and Safety risks to walkers + no emergency vehicle access + costs unknown but likely to be excessive for Great Walks Level of service track standard + visual impact.
- Track will not meet triple bottom line benefits of 1) social 2) economic 3) environmental
- Phil Costello from Coastal Walkways agreed that the track would differ, however would like to continue with his own investigations with the hope of providing a track some time into the future and could be a route that is guided.

- Group agreed that John G would provide a report on summary of coastal walk including ball park figures on costs, plus land ownership issues
- Subject to the report no further work should be undertaken at this stage, and that this track was not part of the Cathedral Coast Walkway at this point.

#### 4. Further Actions from Last Meeting and New Actions -

- **New Actions:**

1. Progress with setting up the Trust - need to include a transport management strategy including shuttle operators and revenue streams for this.
  2. Full understanding of Walks operational costs needed to inform trust
  3. Progress with Stage 2 - from Blowhole to Hot Water Beach - make Rod Millen and Rhobi's a priority.
  4. Pa Road and Grange Road shuttle service timing a priority
- Garry Towler to arrange the next meeting of the Governance Board and Hahei Stakeholders Group and Coastal Walkways.
  - Invitations to be sent to Hahei Stakeholders Group and Coastal Walkways to attend next governance meeting (27 August)
  - Garry Towler - to draft a terms of reference document for the Project Governance structure.
  - Garry Towler - Make contact with Rod Millen regarding access to the blow hole and boundary fencing.
  - John Rich to provide a draft MOU to cover lands proposed for control and management. John G to prepare conditions for a management agreement in favour of TCDC for the Anglinger section through Cathedral Cove.
  - Garry Towler to continue discussions with Ian Carter regarding alternative car parking options - size, location, and partnership requirements.
  - Schedule meeting with Lees Road Residents and Hahei Stakeholders Group following outcomes of traffic assessment - Ross/Sam M
  - Ross Ashby to itemise project tasks to get clarity around resourcing - key areas that need "doers" are Communication/consultation with Stakeholders, resource consent preparation, progressing.



