

# **Kaikoura Island**

**An Anchorstone of the  
Proposed Hauraki Gulf  
Maritime Park**



**A Report prepared to facilitate the New Zealand  
Public Acquisition of Kaikoura Island.**

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## **INTRODUCTION**

### **The public purchase of Kaikoura Island - the quest to return our nation's natural heritage to N Z ownership**

Kaikoura Island (564 hectares) is the seventh largest island in the Hauraki Gulf. It is an important island, historically, culturally and environmentally - and stands as the ideal anchor stone for the proposed Hauraki Gulf Maritime Park.

Kaikoura's proximity to Great Barrier (New Zealand's fourth largest island) opens up enormous possibilities for ecological restoration, education of our nation's youth, cultural awareness and for the general public's recreation needs.

Kaikoura Island is strategically placed, forming the natural harbours of Port Abercrombie and Port Fitzroy (see map). It is a popular mecca for boating, with the harbour attracting some 10,000 yachts and pleasure craft over the summer months.

Its extensive indented coast line provides rich and varied marine habitats.

Kaikoura is an important stronghold of the endangered brown teal and North Island kaka.

#### **Save our Islands Trust**

The Save our Islands Trust has been set up to act as a catalyst to focus public attention of Government agencies, central, regional and local - on the opportunity to buy back Kaikoura Island into New Zealand ownership.

The Trust is willing to serve as the mechanism to allow the public to get behind the proposal by actively donating towards its public acquisition.

The Trust is made up of 12 New Zealanders, representing a wide cross-section of New Zealanders from various walks of life.

The Trust is chaired by Mrs Whetu McGregor, of the Ngati Rehua hapu of the Ngati Wai, tangata whenua of Great Barrier.

We see the people of New Zealand, combined with the Forest Heritage Fund, the Auckland Regional Council, the Auckland City Council, and corporate and business sponsors making a compelling proposal.

We feel such a combined approach by all the interested parties would help make Auckland City's "Vision Hauraki" become a reality. Furthermore, we believe that the New Zealand public's ownership of Kaikoura Island will form the anchor stone of any future Hauraki Gulf National Maritime Park.

Kaikoura Island has had a controversial and chequered history. It has been privately owned since European colonisation - and has suffered many years of neglect and abuse. However, it still has enormous intrinsic natural values.

In addition to these values is the island's importance for the tangata whenua, Ngati Rehua. Kaikoura Island has a rich history and Waahi Tapu. It was the site of an important inter-tribal peace treaty in the 1830's.

### **Future Potential**

The future possibilities of Kaikoura Island are exciting. Years of abuse and neglect can be replaced with dynamic new land management options.

Removal of the destructive browsers like the fallow deer would allow the tremendous potential for luxuriant natural regeneration to be unleashed.

Kaikoura Island potential as a destination for Auckland's 100,000 recreational boating fraternity is also exciting.

Then there is the partnership possibilities with the tangata whenua in the protection and interpretation of the places of cultural significance.

Great Barrier is New Zealand's largest possum-free natural forest area. The restoration of Kaikoura would provide the possibility of the creation of an enormously important bird sanctuary, or rahui kaka for Great Barrier Island and the Hauraki Gulf.

Finally, Kaikoura Island presents another exciting potential tourist destination for overseas visitors looking for something different.



# **Kaikoura Island - A Brief History**

**by**

**Graeme Murdoch**



## A BRIEF HISTORY OF KAIKOURA ISLAND

Motu Kaikoura has been in European ownership since December 12 1844. At this time it was part of the controversial 3500 acre Whangaparapara and Okupe Block purchase which was made by the well known colonial land speculators Frederick Whitaker (one time Premier of New Zealand) and J.P. du Moulin. This transaction was concluded with several Coromandel based Marutuahu rangatira, and was not consented to by the Ngati Rehua hapu of Ngati Wai who were then resident on Kaikoura. Even though they later received some trade goods as compensation, Ngati Rehua have always denied the validity of the 1844 transaction, in particular in relation to Kaikoura and the two small islands that stand to the west of it.

When Ngati Wai conquered Aotea or Great Barrier in the late seventeenth century it was on Kaikoura that peace was initially concluded with the original inhabitants who were known as Ngati Te Wharau. They were subsequently driven from Aotea by Ngati Wai who settled throughout the Island. The Ngati Rehua sub tribe of Ngati Wai were to occupy Motu Kaikoura from this time until the early 1850s.

They maintained cultivations, karaka groves, settlements and pa on the Island. Kaikoura was however relatively infertile and was not renowned for the natural resources that lay on it. Rather it was treasured for the kaimoana or seafood resources that were to be found on its coastal fringes. The bounty of these resources is exemplified by the Island's name "Kaikoura" or "to consume crayfish". Kaikoura continues to be of great historical and spiritual significance to Ngati Rehua who still occupy the Motairehe area today.

When the Crown surveyed the Whangaparapara and Okupe Block in the 1850s it was discovered that Whitaker and J.P. du Moulin had acquired more than the 3500 acres agreed to by the Land Claims Commission. Kaikoura was deemed to be part of the surplus land. In December 1854 it and the two islands to the west were granted by the Crown to Auckland businessman William Graham. He subsequently sold the islands to Government Surveyor Theophilus Heale who was also a principal in the Great Barrier Land and Mining Company who were then operating the copper mine north of Catherine Bay. In 1859 the Great Barrier Company, represented by English businessmen Pittar and Wright, purchased Kaikoura from Heale. Pittar and Wright were to retain ownership of Kaikoura until 1880 when the Island was initially leased and then sold to a Portuguese Manuel Silva. At this time the adjoining islets were sold to Ellen Pittar of Port Fitzroy.

Silva sold Kaikoura in 1881 to a fellow Portuguese Antonio de Varga (Martin) who was then farming what is now Tawharanui Regional Park. Silva was retained for several years as a stock manager living in a bush shanty on the Island. The first permanent house was built on Kaikoura by Edward and Mary Darnton who farmed the Island in the 1890s. Since that time Kaikoura has had approximately ten owners and has been mainly used as a pastoral run. Longer term owners during this period have included the Bayly family (1911 - 1940) and the Crawford family (1945 - 1977). The Crawford family introduced deer to the Island and also took in paying guests. In the late 1970s the 'Lost Resort' was opened on Kaikoura, however like virtually every venture on Kaikoura it was unsuccessful. The Island was sold to an American owner in 1990.



**The Island has very great cultural and spiritual significance for the tangata whenua Ngati Rehua. The Maori elders placed great significance on the rainbow bridge joining Great Barrier Island with Kaikoura Island. The day the island was formerly inspected by the Save Our Islands Trust and its supporters.**

**An Environmental Historical Assessment of Kaikoura Island**

by

**Don Woodcock  
Manager  
Department of Conservation  
Great Barrier**

## KAIKOURA ISLAND

### Introduction

This report has been put together to in part identify a number of special features of Kaikoura Island. It is far from complete and is based on information sought from

- Auckland Regional Council - Proposed Regional Coastal Plan
- Early Settlement of Port Fitzroy - Cyril Moor
- David Erickson - Personal comments
- Don Woodcock - Personal knowledge
- Other D.O.C. staff - Great Barrier Island

Unfortunately given the brief period to prepare this report time did not allow for extensive research.

The information from this report is seen as part of a number of reports from other sources which once compiled, will provide a more complete overview of Kaikoura Island.

### General

Kaikoura Island comprises 564. 1317 ha. of a largely degraded landscape. During the last 130 approximate years farming practises have reduced the cover of original coastal forest to a number of small mostly isolated pockets. Uncontrolled grazing by stock has helped to accelerate the process of erosion by denuding ridges and valleys of its original vegetation. Some introduced grasses thrived in the valleys and lower areas where the more fertile soils leached from the higher ground had silted and accumulated.

During the last approximate 15 years, clearing for farming has ceased. Fallow deer were released in 1934 and continue to inhabit the whole Island. Attempts to farm these animals in the late 1980s failed possibly through the lack of integrity by the then owner.

Feral goats were bought and released in the late 1980s by the same owner. Their number increased dramatically but fortunately they did not move very far from the point of liberation at Mt Overlook. These goats were eradicated in 1993 by a group of "concerned" residents.

Wild pigs were liberated during the 1980s and these are still present.

The Island "blocks" the Port Fitzroy harbour from the natural influences of stormy weather and sea, making it a very safe and popular destiny for the boating public. Its nearest point to Great Barrier Island is 100m at Governors Passage. Nelson Island to the west is isolated but is also owned by the present owner Mr Gentry. The "rock" of 130m and andesite volcanic origin is almost inaccessible and therefore can be said to be largely unmodified.

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Vegetation cover includes Puriri, Taraire, Kohekohe and coastal species.

In the draft Forest Protection Strategy for G.B.I Nelson Island is recognised as a site of natural heritage resources.

### History

Once inhabited by Ngati Rehua and still within their rohe. A number of archaeological sites are still clearly visible. These include pa, kainga, storage pits and urupa.

The following in chronological order is a list of owners up to 1922.

6/7/1844 - Claim by William Webster, Jeremiah Nagle and William Abercrombie verified. Area 24,269 ac included Kaikoura, Motuhaku and Nelson Islands.

Farming established in 1862.

- 26/2/1879 - ~~Great Barrier Company~~ sold to G.N.W. Laurie. £250
- 25/3/1879 - Sold to Manuel Silva, excluded Motuhaku and Nelson Island. £500
- 19/8/1881 - Sold to Antonio Martin
- 1882 - Certificate of Title to Motuhaku and Nelson Island in the name of John Moor.
- 3/3/1883 - At Martins death title transferred back to Silva.
- 13/12/1883 - Silva died willing the Island to Mary Charlotte Silveira, nee Flinn.
- 1/11/1888 - From Ernst Engster to A.A.Taylor and E.Paddison.
- 26/4/1890 - A.Taylor became sole owner
- 25/5/1893 - Edward Darnton and sister in law Mary Darnton
- 26/4/1907 - E.Darnton sold to Theophilus Wake.
- 29/3/1909 - Sold to Charles Henry Owens
- 16/6/1911 - Sold to George Thomas Bayley
- 1922 - Owned by W.S Grahame

In the 1960s early 70s the Island was owned by Mrs Crawford. She sold to a syndicate who later sold to Mr Stuart Galloway who sold to the present owner.

At Old House Bay or Bradshaw Cove opposite Nagle Cove there are underground shelters constructed during World War II.

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A complete survey of the Island will undoubtedly uncover a number of archaeological and World War II sites not currently identified.

### Buildings

During ownership by the syndicate a number of buildings for accommodation were built near Governors Passage. These are now used as a residence by a lessee.

Other buildings include a house approximately 1 km from the landing at Governors Passage. This building is not very big and is of unknown age. Nearby are a generator/farm implement shed and a shearing shed built in the 1970s. A house of very poor condition exists at Old House Bay. There is up to 10 km of deer fencing at varying level of disrepair.

### Landscape

Similar to surrounding coastal landscapes with some notable landmarks including Mitre Peak and Mt Overlook. The A.R.C Proposed Regional Coastal Plan the coastal landscapes are recognised as

- Regionally Significant
- Outstanding.

Towards Nelson Island the towering andesitic bluffs can almost be considered "vigorous"

From the inner harbour the Island provides a significant visual backdrop and now that seral revegetation is almost complete enhances the already outstanding landscape values of the nearby D.O.C. estate on the eastern harbour coast.

### Vegetation

Mostly a mixture of kanuka/manuka with gorse persisting in the last areas to be farmed and grazed.

Pockets of original coastal forest exists all around the Island. Some kauri of viable seed bearing age grow on a ridge to the east in Pt Fitzroy harbour.

Near Bradshaw Cove some mature taraire from the canopy. At a bay east of Mt Overlook a number of large ngaio trees from the coastal fringe. Trees of this size and number are uncommon on Great Barrier Island. Below Mt Overlook isolated large karaka, pohutukawa, kohekohe and tawapou continue to dominate. The coastal cliffs from Bradshaw Cove west and back to Governors Passage form an almost unbroken link with the past. At Governors Passage and to the west remnant coastal forest include some good examples of tawapou - a coastal species not so common anymore.

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Palatable species are totally absent in the forest understorey and among the regenerating areas which are accessible to the fallow deer.

An old *Pinus radiata* plantation near Governors Passage is providing a seed source for wilding pine distribution in the adjoining regenerating areas.

Other introduced or plant pests include,

- Gorse
- *Hakea* spp.
- *Pinus pinaster*
- *Macrocarpa*
- *Eucalypts*

The *Pinus* spp. and *macrocarpa* are mature and would have some timber value.

#### Animal Pests

Include - Deer  
Wild pig  
Cats  
Ship rat  
Kiore

#### Other Wildlife

Not much is known. A number of the bays and beaches of the eastern side would form part of the brown teal habitat.

A small wetland exists near the main residence.

Complete surveys are required to fully understand the wildlife habitats and identify the species present.

#### Summary

In terms of the landscape values the Island as it is but preferably with *Pinus* spp. removed forms an important and special place within the inner and outer Port Fitzroy harbour area.

Decades of poor farming practised and the presence of feral animals have largely altered the native vegetation structure, if these animals (deer and pig) were removed this would change very quickly with the return naturally of many palatable species.

Cats if removed will provide a safer haven for a number of wildlife species. The removal of kiore and ship rat would most likely prove futile - especially for the ship rat which is likely to reinfest from the nearby land of Great Barrier Island.

The existing accommodation buildings at "Lost Resort" have the potential to form a base for Conservation/Marine education.

5

The Island while largely modified through farming forms an integral part of the approaches to and the inner Port Fitzroy harbour. As an Island separate to Great Barrier Island it has the potential through public involvement to be gradually restored through natural and enhanced methods.

Its current situation involving a sale has produced a ground swell of interest both locally and more particularly on the mainland. The general feeling seems one of securing the Island for the public benefit.



12/6/95



**Kaikoura is centre piece of an archipelago of island lying off shore of Great Barrier Islands, which together contain environmentally important ecological and cultural maritime system**

**Vegetation and Flora of Kaikoura Island**

**by**

**Ewen Cameron  
Taxonomist  
Auckland Museum**

## Vegetation and flora of Kaikoura Islands

### Introduction

On 8 July 1995 I was part of a mixed group of nearly 30 people who visited Kaikoura Island (535 ha), Fitzroy Harbour on the western side of Great Barrier Island. The visit was organised by the recently formed Save Our Islands Trust. I was asked to record the flora and Chris Green, who was also present, was asked to record the fauna.

We were taken to the island by boat from Fitzroy Wharf and were landed at the main jetty on the island's south side below several baches. From there we went west, following a bulldozed road above the coast which turned inland to a deserted house. Chris Green and I left the main group at this point and proceeded northwards along an overgrown bulldozed track parallel to a deer fence. On reaching the main west-east ridge (just north-west of Mitre Peak) we continued north down a bulldozed track and came out at Bradshaw Cove by a small bach and sandy beach, where we were picked up by boat. See Fig. 1 for route taken. Total time spent on the island was about three hours.

The island is an eroded remains of a Miocene andesitic strato volcano.

### History

The island is privately owned and has had a long history of vegetation destruction by browsing animals, fire and clearance to create pasture. When I first closely viewed the island from a boat in 1980 the vegetation looked similar to what it is today, except for the increase in pine trees. Feral fallow deer have been on the island for at least 50 years; pigs (droppings seen) and ship rats (McCallum 1985) are present; goats were eradicated last year (W. Scarlet pers. comm., 1995); and fires have been frequent.

### Vegetation

The southern part of the island is dominated by pine trees, maritime pine (*Pinus pinaster*) and to a lesser extent radiata pine (*P. radiata*). Most of the pines appeared to be wild. Much of the pine canopy on this side of the island is continuous, often with kanuka (*Kunzea ericoides*) regeneration in the gaps. There are a few clumps of *Eucalyptus* species (planted) and virtually the only other reasonably sized trees are macrocarpa (*Cupressus macrocarpa*) which are usually associated with buildings. The larger macrocarpa appeared to be planted but smaller wildings were frequent near adult trees. There are scattered native trees along the coast, mostly pohutukawa (*Metrosideros excelsa*) and usually not of enormous size. Where streams meet the coast tree ferns, ponga (*Cyathea dealbata*) and to a lesser extent mamaku (*Cyathea medullaris*) are present. Puriri (*Vitex lucens*), mahoe (*Melicactus ramiflorus*) and shrubs of kawakawa (*Macropiper excelsum*) are present by a stream on the south side.

The most dominant vegetation on the island is a young shrubland of kanuka, manuka (*Leptospermum scoparium*) and gorse (*Ulex europaeus*). On the higher slopes this

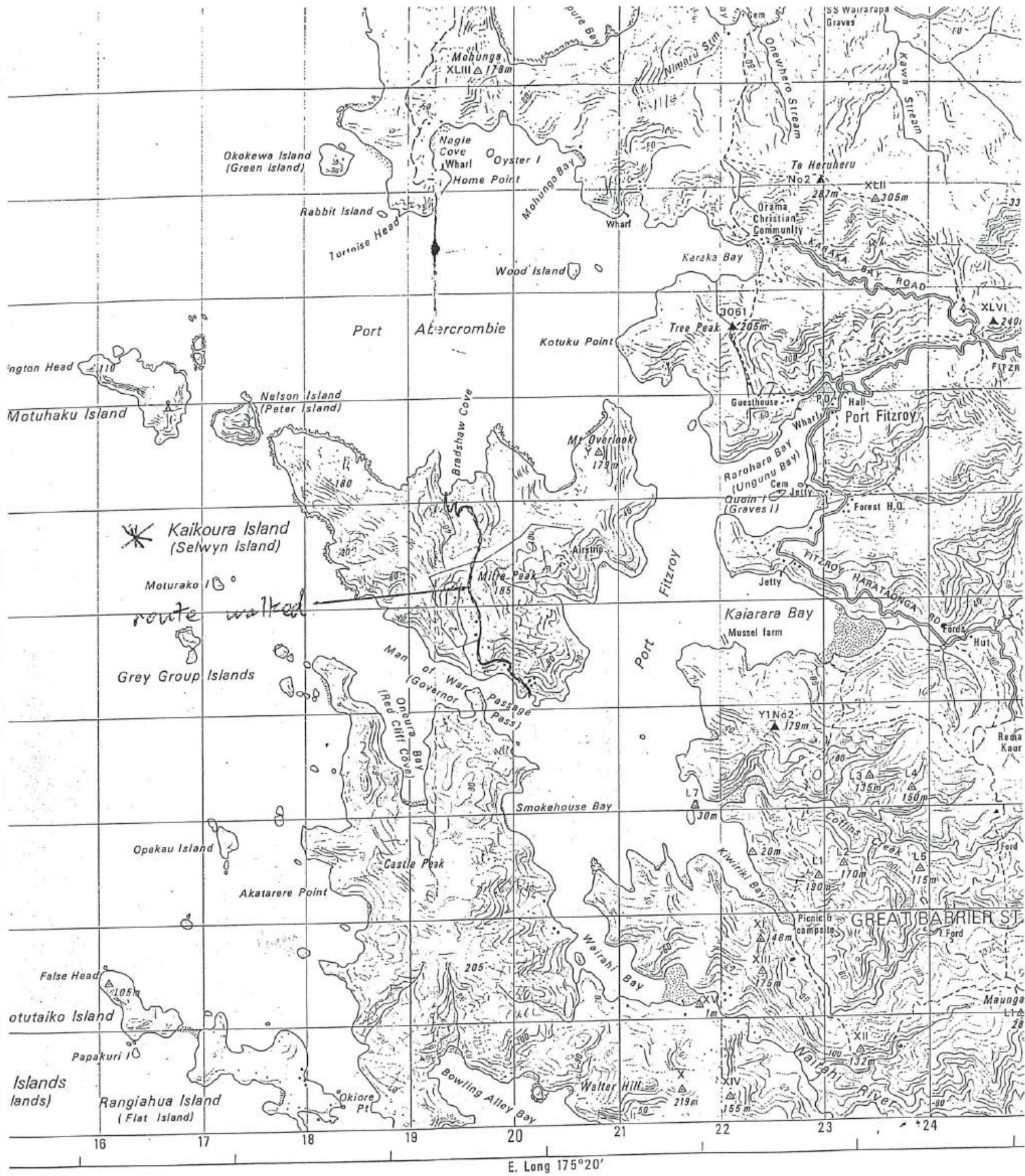


Fig 1 Kaikoura Island

NZMS 260 50<sup>00</sup>

7 8 9 10 Kilometres

vegetation is < 2 m tall; bare eroding clay surfaces are present. On the lower coastal slopes this association has usually progressed to almost pure kanuka 5-8 m tall with regeneration underneath restricted mainly to ferns, particularly ponga. Amongst the younger, more exposed association of kanuka, manuka and gorse is usually the native sedge *Lepidosperma laterale* and less frequently *Schoenus tendo*. Other 'gumland' species included in this association are akepiro (*Olearia furfuracea*), *Lindsaea linearis*, *Gleichenia microphylla*, *Carex breviculmis* and *Cyathodes juniperina*. Needlebush (*Hakea sericea*) shrubs are locally common. Rewarewa (*Knightia excelsa*) were occasional, usually less than 2 m tall, although a group of larger specimens on the northern side of the island was seen from a distance. The occasional inland pohutukawa is present where the vegetation is open and they are also present on Mitre Peak. There is a single stand of taraire (*Beilschmiedia tarairi*) trees in a gully near the overgrown airstrip (W. Scarlet pers. comm., 1995).

Unfortunately we walked little of the coast. From the boat the rocky shore was fairly bare with scattered pohutukawa trees and occasional clumps of flax (*Phormium tenax*) and *Astelia banksii*. Rengarenga (*Arthropodium cirratum*) were locally common on the steeper rock faces. Tawapou (*Pouteria costata*) is also present along the coast (W. Scarlet pers. comm., 1995).

Some southern and central areas of the island is poor pasture, closely cropped (like a bowling green). All vegetation seen was subject to severe browsing pressure and fallow deer were frequently seen running away.

### Flora

A tentative species list is appended. Only 57 native vascular plant species were observed from a south-north traversal of the island. Two shrubs, suspected to be *Kunzea* hybrids (*K. ericoides* x *K. sinclairii*) were observed just north west of Mitre Peak above Bradshaw Cove amongst a low cover of manuka and kanuka. Both hybrid shrubs were about 70 cm tall, c. 2 m wide, branching horizontally, and with leaf surfaces covered in silky hairs giving the foliage a silvery appearance. If the nationally threatened true prostrate *K. sinclairii* is present on the island then it could be in this type of association or on the exposed rocky outcrops, e.g. Mitre Peak. Unfortunately we did not have time to inspect any outcrops.

The reported presence of tawapou is interesting as there is a T. Kirk tawapou specimen in the Auckland Museum's herbarium (AK 106020) collected from Kaikoura Island in 1867-68. Tawapou is very local on Great Barrier's coast.

Orchids should be present in the teatree associations but none were seen during our visit (some would not be evident at this time of year).

### Conclusion

Botanically the most interesting taxon on the island is the hybrid *Kunzea*. Both the *Kunzea* hybrid and the true *K. sinclairii* are present on the western slopes of Mt Hobson, some 4-6 km away. Therefore it isn't too surprising to find two suspected hybrid shrubs on Kaikoura Island. It is possible that both of the Great Barrier

endemic vascular plants are present on the island, *Kunzea sinclairii* and *Olearia allomii*, because the habitat appears perfect for them and they exist in fairly close proximity on Great Barrier Island. The presence of either would be an important discovery as the *Kunzea* is Nationally Threatened and the *Olearia* is recorded as Local (Cameron et al. 1995).

The conservation value of this very large island is in its potential to regenerate back to native forest and create good habitat for other biota. If the present browsing pressure is removed regeneration back to native vegetation would be quite rapid in most areas. Gorse initially would increase but over some 10 years it should start thinning and drop out of the system as it ages and is over-topped by the taller growing kanuka. Similarly needlebush would be eliminated on most sites over time. The pines would cease to spread once good cover is established but with their height and longevity they will remain for decades. Selective ring-barking would probably be a good means to reduce them (associated with some hand-pulling of new pine seedlings) to allow enough light for natives to regenerate around them. This could be an ongoing process, at a low level, over several decades concentrating on maritime pine as it is the most weedy one. Regeneration would be most rapid in the open 'pasture' sites. On the poor 'gumland' soils regeneration would be very slow. The palatable species are either absent or present in very low numbers on the island and it would take these many years to increase to sufficient numbers to cause spectacular natural regeneration as witnessed on Great Island in the Three Kings Group after the removal of goats. But it would eventually occur unaided associated with some pine management. Fortunately excellent areas of native forest exist to the east on adjacent Great Barrier Island and to the west on Nelson Island (separated by c.50m), but the very close peninsula to the south (within 75 m) has rather similar, depauperate native vegetation, like Kaikoura Island.

The adjacent forest-capped Nelson Island off Kaikoura's western tip was visited in January 1985 by R M & P J Bellingham who collected some interesting specimens which were not seen on Kaikoura Island. These included: *Beilschiedia tawaroa*, *Galium propinquum*, *Haloragis erecta*, *Litsea calicaris*, *Microtis unifolia*, *Nestegis apetala*, *Pittosporum umbellatum*, *Pteostylis graminea*, *Ranunculus reflexus*, *Scandia rosifolia* and *Streblus banksii* (vouchers in AKU). This illustrates the potential seed source for Kaikoura Island if given a chance (i.e. if the browsing mammals are removed).

There would be a difficulty in maintaining the island rat-free if they were eradicated from Kaikoura Island. Rats on adjacent Nelson and Motuhaku Islands should be eradicated at the same time as Kaikoura, but this would still leave a threat of possible reinvasion from Great Barrier itself. It would be a challenge to manage the adjacent part of Great Barrier so that the risk of rat reinvasion was greatly reduced.

It is sad to see an island of this size in such poor condition. If the island was in public ownership, the browsing mammals removed and the island allowed to regenerate, the following would be achieved:

- (i) elimination of the threat of fallow deer escaping onto Great Barrier Island

- (ii) an enormous area returned to native forest and native animal habitat improving over time; this will impact positively (instead of negatively) on the adjacent land areas
- (iii) help protect Nelson Island from weed and pest invasion (Nelson Island appears to have the best vegetation of all of the western Great Barrier Islands)
- (iv) Education - on such a large island at the doorstep to thousands of boat owners the educational potential of this island is enormous
- (v) Recreation - Fitzroy Harbour can have around 1000 boats anchored daily over the summer vacation period; the island is ideally placed for a series of walking tracks
- (vi) the prominent landscape can be restored back to native vegetation
- (vii) the island is important to local iwi and they could be involved once again with its management and conservation
- (viii) the return of the island from foreign ownership to the people of New Zealand
- (ix) increased habitat for the Great Barrier fauna.

### References

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- McCallum, J. 1985: Status of seabirds and lizards of the islands lying off the southwestern coast of Great Barrier Island. Unpublished report to the Secretary for Internal Affairs. Department of Conservation (Auckland Office) file report.

APPENDIX: Flora for part of Kaikoura Id (pasture species not included)

Ferns (17)

<i>Asplenium oblongifolium</i>	s
<i>Blechnum chambersii</i>	l
<i>B. sp. (kiokio)</i>	l
<i>Cyathea dealbata</i>	o-lc
<i>C. medullaris</i>	o
<i>Dicksonia squarrosa</i>	l
<i>Diplazium australe</i>	l
<i>Doodia media</i>	l
<i>Gleichenia microphylla</i>	l
<i>Lastreopsis microsora</i>	l
<i>Lindsaea linearis</i>	o
<i>Paesia scaberula</i>	o
<i>Phymatosorus pustulatus</i>	s
<i>Pneumatopteris pennigera</i>	l
<i>Pteridium esculentum</i>	o
<i>Pteris tremula</i>	o
<i>Pyrrosia eleagnifolia</i>	o

Gymnosperms (3)

<i>Cupressus macrocarpa</i> *	o&P
<i>Pinus pinaster</i> *	o-la&P?
<i>P. radiata</i> *	o-lc&P?

Dicotyledons (36)

<i>Aster subulatus</i> *	o
<i>Beilschmiedia tarairi</i>	s(WS)
<i>Brachyglottis repanda</i>	o
<i>Callitriche muellerii</i>	lc
<i>Clematis paniculata</i>	s
<i>Coprosma rhamnoides</i>	o
<i>Cotoneaster glaucophyllus</i> *	s(P?)
<i>Cyathodes juniperina</i>	o
<i>Dichondra repens</i>	o
<i>Dysoxylum spectabile</i>	s
<i>Erica baccans</i> *	o
<i>Erythrina x sykesii</i> *	s(P)
<i>Eucalyptus spp.</i> *	o(P)
<i>Geniostoma rupestre</i>	o
<i>Gnaphalium gymnocephalum</i>	o
<i>Hakea sericea</i> *	o-lc
<i>Helichrysum lanceolatum</i>	s
<i>Hydrocotyle moschata</i>	o
<i>Knightia excelsum</i>	o

<i>Kunzea ericoides</i>	a
<i>K. ericoides</i> x <i>K. sinclairii</i>	s
<i>Leptospermum scoparium</i>	a
<i>Macropiper excelsum</i>	o
<i>Melianthus major</i> *	s(P?)
<i>Melicytus ramiflorus</i>	s
<i>Muehlenbeckia complexa</i>	o
<i>Olearia furfuracea</i>	o-lc
<i>Phytolacca octandra</i> *	o
<i>Pouteria costata</i> *	o(WS)
<i>Rhabdothamnus solandri</i>	s
<i>Rubus cissoides</i>	s
<i>Solanum americanum</i>	l
<i>Veronica plebeia</i> *	o
<i>Vinca major</i> *	l
<i>Vitex lucens</i>	s
<i>Weinmannia silvicola</i>	s

Monocotyledons (17)

<i>Alocasia brisbanensis</i> *	l(P?)
<i>Arthropodium cirratum</i>	o
<i>Astelia banksii</i>	o
<i>Carex breviculmis</i>	o
<i>Cortaderia selloana</i> *	s
<i>Cyperus ustulatus</i>	o
<i>Dianella nigra</i>	s
<i>Isolepis nodosa</i>	o
<i>Juncus australis</i>	o-lc
<i>J. gregiflorus</i>	o
<i>Lepidosperma laterale</i>	o-lc
<i>Microlaena stipoides</i>	o-lc
<i>Oplismenus imbecillis</i>	o
<i>Phormium tenax</i>	o
<i>Rytidosperma</i> sp. or spp.	c
<i>Schoenus tendo</i>	o
<i>Zantedeschia aethiopica</i> *	o

a = abundant

c = common

o = occasional

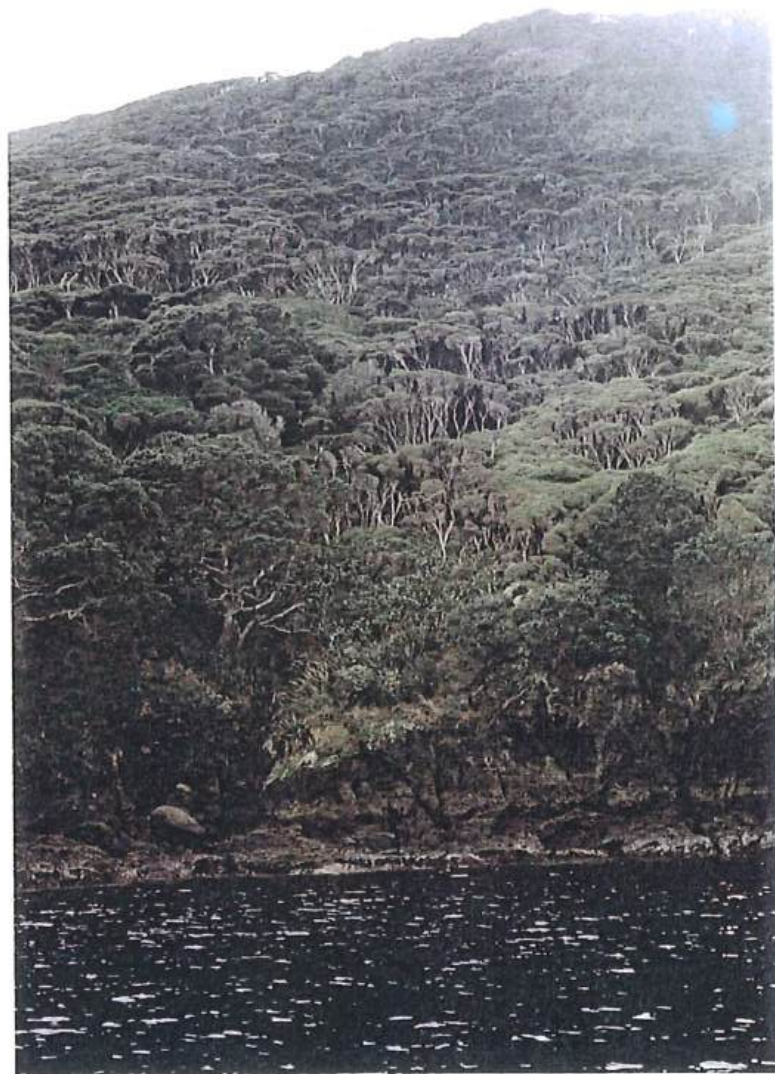
l = local

s = scarce (< 5 plants seen)

\* = adventive

P = planted

WS = Will Scarlet (pers. comm., 1995))



**Kaikoura Island is largely covered in kanuka but remnant coastal broadleaf species and kauri represent enormous potential for regeneration.**

Our Ref: ACQ 031

25 August 1995

To: John Ombler, Regional Conservator

Attention: Jan Coates, Manager Protection

From: Chris Green, Habitat Protection

---

Subject: **Site Visit to Kaikoura Island**

---

## **Introduction**

On 8 July I accompanied a group led by Mike Lee on a site visit to Kaikoura Island (564 ha) on the western side of Great Barrier Island, opposite Port Fitzroy. Among those present were Mike Lee, Whetu McGregor, Ben Smith, Will Scarlet, (all Save Our Islands Trust); Rob Small, Neil Olsen and Digby White (all ARC Parks), Sally and Mr Combs, John Graham (R.F.& B. P. Soc, GBI), Don Guy (Valuer: Guy, Stevenson and Petherbridge), a photographer from the NZ Herald, Ewen Cameron (Ak Museum) and a number of others including several local iwi.

Both Ewen Cameron and myself were asked to record the natural values of the island, with Ewen recording the flora and me the fauna. This report should thus be read in conjunction with that written by Ewen which includes a description of the route we both walked, a map and a brief history of the island. It was generally apparent from the existing vegetation and talking to locals on the trip that vegetation on the island has been repeatedly modified in the past through burning, clearance for pasture and browsing by wild animals.

A series of photos were taken and these are attached.

## **Fauna**

### Birds

While on the island North Island kaka (a "Threatened" species) and paradise shelduck were heard and tui, grey warbler, silveryeye, fantail, harrier, blackbird and magpie were seen. Many kingfisher nesting holes in exposed clay banks were also seen.

The weather on the day of the visit was cool with passing showers and fine spells. Overall it was not good weather for recording bird-life. However, on the basis of records on Great Barrier Island itself I would expect that species present, at least for part of the year, in addition to the above, would include shining cuckoo, morepork, NZ pipet, welcome swallow, song thrush, yellowhammer, chaffinch, greenfinch, goldfinch, redpoll and starling. Such a bird list, except for the NI kaka and NZ pipet, would be typical for most areas of scrub covered reverting farmland in the Auckland region. NZ pipet is typically found in areas of low vegetation broken up by open areas of bare ground, exposed clay or rock. Such areas were seen in various places on the island, particularly near the top ridges.

Many of the birds found on Kaikoura would fly between the island and Great Barrier itself and thus not be resident on the island for long periods. For example, there is little on the island to attract kaka for anything other than very short, stop-over periods.

### Lizards

No lizards were recorded during the visit but the habitat is particularly suitable for green gecko. Other common lizards such as the copper skink and moko skink could also be present.

### Invertebrates

Due to the relatively poor diversity of flora over much of the island and the dominance of young shrubland kanuka, manuka and gorse there is likely to be a low diversity of invertebrates including few native snails, insects and other groups. Most of the island appeared to have poor clay soils with little humus and litter so moisture levels are likely to be low, except in the valleys where most litter and ground invertebrates are likely to be concentrated if present. Time did not allow a detailed examination of the invertebrate fauna.

### Pests (including wild animals)

While on the island a number of fallow deer were seen on several occasions and all grassed areas were very closely cropped. Plant species palatable to deer were generally either absent or restricted to cliffs or steep banks where the deer could not reach them. Even gorse bushes were severely modified (see photos). All this generally indicated that deer numbers were still high on the island and were suppressing the growth of many plant species. Will Scarlet believes that one buck and two doe fallow deer were first introduced onto the island in 1930. It was apparent that despite some poor quality fencing the deer have been able to roam free over most, if not all, the island.

Pig droppings were seen and Will Scarlet informed us that goats were present up until 1994 when they were all shot.

Ship rats have also been recorded from the island and are very likely to be able to swim the distance between Kaikoura and the main part of Great Barrier Island across the Man of War Passage (Governor Pass) which is approximately 100m wide at its narrowest point.

## **Discussion**

Overall the island is in poor condition in terms of wildlife habitat. There is a low diversity of wildlife species and many of those present are likely to be in low numbers because of the quality of the existing habitat.

The presence of deer and goats in particular, as well as pigs and ship rats, for a long period, have produced a vegetation in which palatable species are uncommon or absent. However, none of these species should present a problem in terms of eradication from the island, with

the possible exception of ship rat. Deer and pigs could be removed by shooting and the rats could be poisoned.

The problem could be in maintaining the island free of ship rats which could swim across the Man of War Passage from Great Barrier "mainland". Although I am not aware of it having been attempted before I believe it would be feasible to set up a rat exclusion zone using poison bait stations and traps on Great Barrier opposite the island as well as on Kaikoura itself in order to prevent reinvasion.

Although Kaikoura has low existing biological values, as a large island in the Hauraki Gulf it does have good potential to be high quality habitat in the future. To achieve this the wild animal pests should be eradicated and the island managed to prevent reinvasion. Also natural regeneration should be promoted together with an appropriate planting programme to augment the flora already present. Some fauna could be introduced although some bird species would be able to emigrate to Great Barrier itself and in this sense act as a source or nucleus for species to recolonise Great Barrier.

It is important to realise that the deer of Kaikoura Island represent a significant risk to the natural values of Great Barrier and that it would be of great benefit for them to be eradicated from the island to remove this risk from the DoC estate and other neighbouring lands.

Finally, I believe it is of benefit to make a brief comparison between Kaikoura Island and the recently acquired Rakitu Island. The latter has significant existing conservation values which were well documented in the proposal to purchase the island. Also Rakitu has greater potential use as a threatened species refuge because of the significant distance between it and Great Barrier which would prevent natural reinvasion of any pest species. By comparison Kaikoura has low existing biological values but could be useful for threatened species provided it could be maintained pest free - a status I believe could be achieved but only after research into the appropriate use of existing methods.

Chris Green  
Habitat Protection

**A Recreational Assessment**

by

**Rob Small  
General Manager  
Auckland Regional Parks**

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## IMPRESSIONS OF KAIKOURA ISLAND, GREAT BARRIER FOR ITS PARK AND RECREATION POTENTIAL

Kaikoura Island in a landscape sense has a profound impact on Port Fitzroy, one of the main linking points between Great Barrier Island and the outside world. It is the bulk of the Island itself which creates the sheltered bay at the port and its landform is the dominant landscape influence to the west of this area.

The sense created by the island in forming the channels up which boats must pass to moor at Port Fitzroy is like a tranquil pass or sound. This particular experience owes much to its vegetated, undeveloped nature which enhances the "remoteness" sensation that this area evokes. The close proximity of the Island to Port Fitzroy and the popularity of the shelter provided by Kaikoura itself for the safe mooring of yachts has made its potential recreation impact significant. The popularity of the waters in the "passes" around Kaikoura leading into Port Fitzroy are a result of a combination of the values contributed by shelter and landform.

The recreation potential of the Island is one that merits appraisal. The proximity of the Island to Port Fitzroy means that it would be relatively easy to ferry people to and from the Island on arrival or on the way out.

The Island has been used in the past for cabin-type accommodation and that facility still remains. The eight or ten cabins would provide a base for the remote ecotourist experience that is certainly not present on the mainland. The potential activities afforded on the Island include tramping, volunteerism for conservation project, deer stalking (at present, at least), fishing, or just enjoying the remote tranquility of this marvellous place. A retreat type experience is increasingly valued and decreasingly available. Accommodation is not plentiful on the Barrier generally, and the chance to capitalise on accommodation which is of a simple yet comfortable standard and design seems very appropriate to the setting.

The Island has a significant native vegetation. While one end appears to have significant stands of *Pinus pinasta* these appear to have the potential to be progressively removed and revegetation of these areas undertaken. This is a project type which, judging by experiences at Tiritiri Matangi, Mahurangi and more lately Motutapu, is greatly sought after.

While the true value of this land will be better appreciated as Auckland's population increases, its present day landscape and recreation advantages are nonetheless already abundant. While its accessibility is limited to those who travel to Great Barrier by ferry or by private boat, the potential use is nonetheless significant. The real danger is to lose the opportunities while values are low, relatively speaking, and the ability to obtain control over the land use so that it retains its current aesthetic values. Those values, in my opinion, are largely due to the undeveloped, vegetated appearance. This is a future opportunity that is affordable now.

R W Small  
General Manager, Parks  
15/8/95

rws-976



**The harbour is a key recreational site for the nation's boating fraternity, numbering up to 10,000 yachts anchored in the harbour over the summer months**

**Letters of Support  
for Public Ownership  
of Kaikoura Island**



**AUCKLAND CITY**

**A R E A O F F I C E**

HAURAKI GULF ISLANDS

Area Manager, Ivan Lipanovic

31 July 1995

The Trustees  
Save Our Islands Trust  
c/- Councillor Mike Lee  
Auckland Regional Council  
Private Bag 92 012  
**AUCKLAND**

To Whom It May Concern

On behalf of the Hauraki Gulf Islands Committee, I would like to thank the members of the Save Our Islands Trust who spoke to the Committee at its June 1995 meeting.

As a result of the Trust's representation the following resolutions were made:

**Kaikoura Island - Save Our Islands Trust**

- A) THAT THE HAURAKI GULF ISLANDS COMMITTEE SUPPORTS THE PUBLIC ACQUISITION OF KAIKOURA ISLAND.**
- B) THAT THE HAURAKI GULF ISLANDS COMMITTEE SUPPORTS THE OBJECTIVES OF THE SAVE OUR ISLANDS TRUST, AS OUTLINED BY MEMBERS OF THE TRUST PRESENT AT PUBLIC FORUM.**

On behalf of the Committee I wish you good luck in your endeavours.

Yours sincerely

Anna Cassels-Brown  
**RELATIONSHIPS MANAGER**

g:\hgcomm\blu\14jusoit

**AUCKLAND REGIONAL COUNCIL**

**REGIONAL PARKS COMMITTEE**

**MINUTES**

MINUTES OF THE SPECIAL MEETING OF THE REGIONAL PARKS COMMITTEE OF THE AUCKLAND REGIONAL COUNCIL HELD IN THE NO. 1 COMMITTEE ROOM, GROUND FLOOR, 21 PITT STREET, AUCKLAND, ON WEDNESDAY 27 SEPTEMBER 1995, AT 9.30AM

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<b><u>PRESENT:</u></b>	Cr	M.E.	Lee	(Chairperson)
	Cr	G.	Thew QSM	(Deputy Chairperson)
	Cr	W.A.M.	Burrill	
	Cr	M.F.	Leadbeater	
	Cr	M.R.	Newman	
	Cr	W.R.	Norman	from Item 3 (10.10am) Withdrew Item 11 (11.55pm)
	Cr	D.E.	Olsen	
	Cr	W.P.	Walbran	
<b><u>EX OFFICIO</u></b>	Cr	P.R.	Warren QSO	(Council Chairperson) From Item 1 (11.10am)
<b><u>APOLOGIES</u></b>	Cr	W.R.	Norman	for lateness
<b><u>IN ATTENDANCE:</u></b>	Mrs	A.	Grace	(Planning consultant)
	Cr	M.P.	Thorp	From Item 13 (12.50pm)
<b><u>OFFICERS:</u></b>	Ms	A.	Hawkins	
	Mr	C.	Howden	
	Ms	L.	Marra	
	Mr	N.	Olsen	
	Mr	M.	Roberts	
	Mr	G.	Tyler	
	Mr	R.	Walker	
	Dr	D.	Whyte	

1. **KAIKOURA ISLAND DELEGATION**

With the Committee's concurrence, Cr Thew took the Chair for this item.

**NOTE:** Professor Morton, Ted Lees and Ben Smith were granted leave to address the meeting.

**RESOLVED:**

- a) That the deputation be received.

- b) That the Council supports the Trust's objective in bringing Kaikoura Island into public ownership
- c) That the Council offer its assistance, if required, with negotiations towards the island's purchase.
- d) That the Council expresses its willingness to participate, with other agencies such as ACC, DOC and tangata whenua, in planning and development, subject to availability of resources.

## 2. AUCKLAND ATHLETICS LICENCE AGREEMENT

### RESOLVED:

- a) That the report be received
- b) That the draft agreements submitted as Appendix 2/2-16 be approved for execution by the Council.

## 3. PROPOSED SUBDIVISION BARRON PROPERTY, MURIWAI

NOTE: The Committee Chairman had granted leave for Mr Barron to attend the meeting as a deputation. Mr Alan Dormer spoke on behalf of the Barron family.

Consideration of this item was adjourned at 10.20am in order that the parties could negotiate further and was recommitted for consideration at 11.20am.

### RESOLVED:

- a) That the report and deputations be received.
- b) That the Regional Parks Committee agree to the subdivision proceeding on the following basis:
  - (i) Lots 1 to 10 inclusive being approved as per the survey plan subject to the Auckland Regional Council's agreement to the terms of the Department of Conservation Covenants.
  - (ii) Parts of lots 11, 12 and 14 on the plan being amalgamated to form one single coastal lot of the southern coastal slopes and headlands.
  - (iii) The balance of inland areas of lots 11, 12 and 14 being amalgamated with lot 13 to form one single lot.

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# AUCKLAND CONSERVATION BOARD

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File Ref: CBD 007

11 August 1995

Chairperson  
Save Our Islands Trust  
C/- The Secretary  
588 Mt Eden Rd  
Mt Eden  
AUCKLAND

Tena koe

Kaikoura Island

At the meeting held 26 July 1995 the Auckland Conservation Board resolved to write a letter of support to the Save Our Islands Trust for their endeavours to purchase Kaikoura Island for its restoration potential.

The Board supports the acquisition of this island into public ownership in view of its enormous potential for restoration of indigenous vegetation and the creation of habitat for indigenous fauna once browsing animals have been removed.

The Board wishes the Trust well in their endeavours.

Yours faithfully



Jim Holdaway  
Chairman

*North Barrier Residents & Ratepayers Assn (Inc)*

c/o Okiwi P.O.,  
Gt. Barrier Is.

20th July, 1995.

The General Manager,  
Parks & Recreation,  
Auckland Regional Council,  
Private Bag 68912,  
Auckland.

Dear Sir,

The Association would like to lend its support to the 'Save our Islands' Trust, over the purchasing of Kaikoura Is, Pt. Fitzroy.

This is a unique and beautiful island with many protected species in residence, and should go back to N.Z. ownership. It is a rare opportunity when foreign-owned land is offered back to N.Z. ownership, and we feel that this opportunity should be taken.

Yours sincerely,



Ms. D. McClure,  
SECRETARY.

Port Fitzroy Boating Club (Inc)  
Port Fitzroy  
Great Barrier Island

General Manager (Parks)  
Auckland Regional Council  
cnr Pitt & Hopetoun St  
Auckland 1

18th July 1995

Dear Sir,

The Port Fitzroy Boating Club would like to encourage the Auckland Regional Council to purchase Kaikoura Island and to manage it, with full public input, as a regional park. In so doing the Council will be exhibiting a regional nature (as your name suggests).

Yours faithfully,



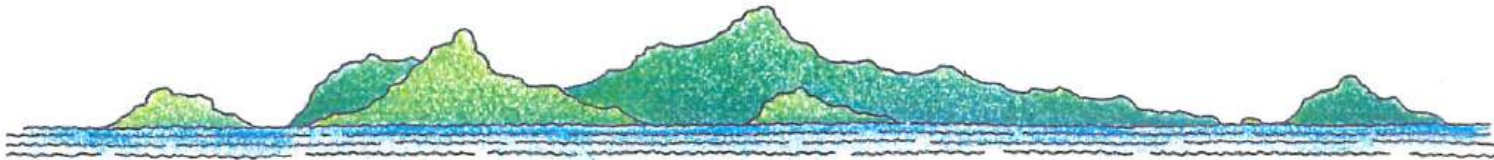
Kay Stowell  
Secretary

cc: Mike Lee  
Chairman, ARC Parks

**Aims and Objectives  
of the  
Save Our Islands  
Trust**



# Save Our Islands Trust



**SAVE OUR ISLANDS TRUST** is being set up as:

- 1. A catalyst to focus public attention and the attention of government agencies, central, regional and local on the opportunity buy back Kaikoura Island into New Zealand ownership.
- 2. That the Trust is willing to serve as a mechanism to allow the public of Auckland to get behind the proposal by actively donating towards its public acquisition.
- 3. The island has important intrinsic values. At 560ha its the seventh largest island in the Hauraki Gulf. Its proximity to Great Barrier opens all sorts of possibilities for ecological restoration.

Native birds for instance like saddlebacks, could thrive there once rats were removed. Such a possibility could not exist on many other islands because of the threat of reinvasion of stoats but as there are no stoats on Great Barrier that mustelid menace is not a factor here.

- 4. The Island has enormous outdoor recreational tourism potential and there are dynamic opportunities for a private sector role so long as the island is secured in the ownership of the people of New Zealand.
- 4. There is strong support by the local Tangata Whenua (Ngati Wai) and this is reflected in the make up of the Trust.

We feel this Trust will have credibility and strong public support for a unified bid for public ownership.

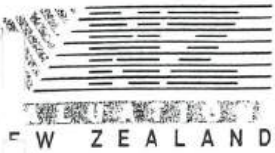
We see the people of New Zealand combined with the resources of DOC (Forest Heritage Fund), Regional Council and Auckland City Council with the likelihood of corporate donations making a very compelling proposal.

We feel that a combined approach by all interested parties would see Auckland City's "Vision Hauraki" demonstrated as a reality.

We ask you for a resolution of support for the public acquisition of Kaikoura Island and an expression of goodwill for the Save Our Islands Trust.

The Save Our Islands Trust is an incorporated society, its members are as follows:

1. **Chairperson**  
**Mrs Whetu McGregor**, member of the Auckland Conservation Board, and kaumatua for the Ngati Rehua hapu of Ngati Wai, the tangata whenua of Great Barrier.
2. **Deputy Chairman**  
**Professor John Morton**, Emeritus Professor of Zoology.
3. **Loma Cleave**, Ngati Rehua hapu of Ngati Wai, tangata whenua of Great Barrier and Auckland tourism consultant.
4. **Cr Gordon Hodson**, Hauraki Gulf Islands ward for the Auckland City Council.
5. **Will Scarlett**, Chairman of the Great Barrier Island section of the Royal Forest and Bird Protection Society.
6. **Judy Voullaire**, Vice-President of the Waitemata Harbour and Hauraki Gulf Protection Society.
7. **Hon. Phil Amos**, QSO, yachtsman and former N Z Cabinet Minister 1972 - 1975.
8. **Lee Sutherland**, businessman and conservationist.
9. **Cr Peter Aldridge**, Manukau City Councillor.
10. **Ben Smith**, journalist and public relations consultant. Trust Secretary.
11. **Cr Mike Lee**, Hauraki Gulf conservationist and chairman of Auckland Regional Council's Regional Parks Committee.
12. **Ted Lees**, businessman, former member of Auckland Harbour Board and H.G.M. Park Board.



# PROPERTY INFORMATION SERVICES

PUBLIC ROLL ENQUIRY

Issued

31/07/95

Ref 3850 02600 Street Address KAIKOURA ISLAND

Local Authority 07 AUCKLAND CITY C/T 1/ 64A/ 886 / /  
10 Hauraki Gulf Islands Region 02 AUCKLAND REGION

### MAIN VALUES

Val Date

1/09/94

Improvements 200,000  
Net Value 2,000,000  
Total Value 2,200,000  
and Trees

Improvements are : 2 DWGS UB 01 PG

### PRINCIPAL BUILDINGS

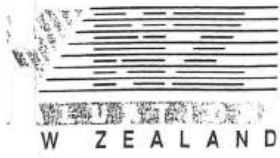
Land Area 564.1318 (HEC) Floor 110 (SQ M) Approx  
Zone 1A Rural Walls  
Local Use 14 Primary Ind. Roof  
Category PG Pastoral-Grazing Age

Supplier(s) WESTY HOLDINGS LTD  
C/-BELL GULLY BUDDLE WEIR  
34 SHORTLAND ST  
AUCKLAND CENTRAL

### Plot Description

KAIKOURA ISLAND OR SELWYN ISLAND ETC

PLEASE NOTE: THIS IS NOT A CERTIFIED COPY OF THE ENTRY IN THE DISTRICT VALUATION ROLL



# PROPERTY INFORMATION SERVICES

21 Valuation New Zealand 31/07/95 14:51

RY History for Val Ref: 3850 / 02600 Ext: 1/02/92 23:43:11  
 GENERAL REVALUATION

Region: 02 AUCKLAND REGION	Revised: 1/10/91	TORAS: 12100
City: 07 AUCKLAND CITY	Land Area (HEC) . . . :	564.1318
Dist: 10 Hauraki Gulf Islands	C/T. . . : 64A / 886	/
Loc: KAIKOURA ISLAND	Imp. . . : 2 DWGS OB OI FG	
Capital Values . . :	Land Improvements	Trees
2,100,000	2,000,000	100,000
Special Values:		

TY HOLDINGS LTD 34 SHORTLAND ST  
 BELL GULLY BUDDLE WEIR AUCKLAND CENTRAL

Pcat	Zn	Us	Unit	Sub	G/P	Age	Cnd	Cns	Site	Floor	PAN
Use.: GLE	1A	14	001	0	000				11	11	00000 00000
al Description: KAIKOURA ISLD OR SELWYN ISLAND ETC											
0	000	000	000	00	00	Prodn					
ect Screen										F9=User id	
Exit F12=Previous PgUp=Earlier PgDn=Later											



# PROPERTY INFORMATION SERVICES

21 Valuation New Zealand 31/07/95 14:51

History for Val Ref: 3850 / 02600 Ext: 10/11/90 6:19:34

REVISION IMPLEMENTATION

Region: 02 AUCKLAND REGION	Revised: 1/10/90	TORAS: 12100
City: 07 AUCKLAND CITY	Land Area (HEC) . . . :	564.1318
Land: 01 Western Bays	C/T. . . : 64A / 886	/
: KAIKOURA ISLAND	Imp. . . : 2 DWGS OB OI FG	
Capital	Land Improvements	Trees
Main Values . . : 2,100,000	2,000,000	100,000
Special Values:		

PROPERTY HOLDINGS LTD                      34 SHORTLAND ST  
 BELL GULLY BUDDLE WEIR                    AUCKLAND CENTRAL

	Pcat	Zn	Us	Unit	Sub	G/P	Age	Cnd	Cns	Site	Floor	PAN
Land Use.:	GLE	1A	14	001	0	000				11	11	00000 00000
Legal Description:	KAIKOURA ISLD OR SELWYN ISLAND ETC											
/ 0			000	000	000				0 0		Prodn	
Elect Screen	F9=User id											
Exit	F12=Previous PgUp=Earlier PgDn=Later											



# PROPERTY INFORMATION SERVICES

N 21 Valuation New Zealand 31/07/95 14:50  
 History for Val Ref: 3850 / 02600 Ext: 1/01/90 4:35:00  
 EARLIEST AVAILABLE HISTORY - CREATED AT CONVERSION  
 Region: 02 AUCKLAND REGION Revised: 1/07/85 TORAS: 12100  
 City: 07 AUCKLAND CITY Land Area (HEC) . . . : 564.1318  
 Ward: 01 Western Bays C/T. . . : / /  
 Imp. . . : 2 DWGS OB OI FG  
 Capital Land Improvements Trees  
 Values . . : 750,000 500,000 250,000  
 Special Values:

NEW ZEALAND MARITIME PARKS LTD 560 GREAT STH RD  
 PEAT MARWICK MITCHELL & CO OTAHUHU

Pcat	Zn	Us	Unit	Sub	G/P	Age	Cnd	Cns	Site	Floor	PAN
Use.	GLE	1A	14	001	0	000			11	11	00000 00000
Legal Description: KAIKOURA ISLD OR SELWYN ISLAND ETC											
			000	000	000			0 0	Prodn		
Exit Screen										F9=User id	
Exit F12=Previous PgDn=Later											

VA006

Valuation New Zealand

25/07/95 16:00

Screen\_Cost:

1.00

VALUATION ROLL ENQUIRY

Valuation Ref.: 3850 / 2600 -

Extensions . . .:

Street . . . . : KAIKOURA ISLAND Date Revised. . . : 1/09/94

District . . . . : 07 AUCKLAND CITY TORAS Codes . . . : 121000

Occ 1: WESTY HOLDINGS LTD 34 SHORTLAND ST AUCKLAND CENTRA

Occ 2: C/-BELL GULLY BUDDLE WEIR

Capital Land Improvements Trees

Govt. Vals: 2,200,000 2,000,000 200,000

Spec. Vals:

RATEABLE

Category . . : PGE Pastoral-Grazing-unecon-sep

Nature of Improvements. . : 2 DWGS OB OI FG

Floor Area.: 110 (Sq.M) Use. . : Primary Ind. Age. . : N/A

Land Area . : 564.1318 (Hec) Zone . : Rural Units.: 1

Construction. . . : Walls. . : N/A Roof . : N/A

Condition . . . . : Walls. . : N/A Roof . : N/A

Certs. of Title . : 1 / 64A / 886 / /

Legal Description: KAIKOURA ISLD OR SELWYN ISLAND ETC

F3=Exit F6=Sale Information F12=Last Screen

**Certificate of Title**

Ref: 95 513G  
Refer: A D Guy  
At: Papakura

REGISTERED VALUERS &amp; PROPERTY CONSULTANTS

PAPAKURA  
P.O. BOX 452  
21 EAST STREET  
PHONE: 0-9-299 7406  
FAX: 0-9-299 6152

MANUKAU CITY  
P.O. BOX 76081  
NATIONAL BANK BUILDING  
6 OSTERLY WAY  
PHONE: 0-9-262 2190  
FAX: 0-9-262 3830

19 July 1995

A. D. Guy  
Val. Prof. Rur. FNZIV

K. G. Stevenson  
Dip. V.F.M. Val. Prof. Urban FNZIV

P. D. Petherbridge  
MNZIS Dip. Urb. Val. FNZIV

R. O. Peters  
B.B.S. Dip. Bus. Stud. FNZIV

The General Manager Parks  
Auckland Regional Council  
P O Box 92012  
AUCKLAND

Attention Mr R G Walker

Dear Sir,

re KAIKOURA ISLAND GREAT BARRIER

In accordance with your instructions we provide an opinion as to the value of the above Island which was visited by us on 8 July 1995.

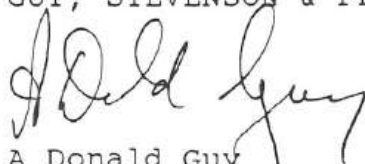
This opinion should not be regarded as a valuation due to the fact that a detailed inspection of the property has not been carried out and also due to time constraints. However we have made widespread enquiries as to recent transactions regarding other Islands and coastal properties so that some type of comparison can be made.

We have an up-to-date Title copy and have discussed planning issues with an Officer of the Auckland City Council. We are aware of the property's most recent Government Valuation and sale prices that have been registered on the Titles in recent years.

Taking into consideration the various relevant factors and subject to a detailed inspection we are of the opinion that if we were to carry out a formal valuation it would lie somewhere between **\$2.3million and \$2.8million.**

We thank you for your instruction and should you wish to discuss various matters with us that may arise, please feel free to do so.

Yours faithfully  
GUY, STEVENSON & PETHERBRIDGE



A Donald Guy  
Reg Valuer FNZIV

No. 64A / 886

References  
Prior C/T 426/100

Land and Deeds 69

Transfer No.  
N/C. Order No. B.889156.3



### CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 15th day of September one thousand nine hundred and eighty eight under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that NEW ZEALAND MARITIME PARKS LIMITED at Auckland

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 564.1317 hectares more or less being the Island called or known by the name of Kaikoura, adjacent to Aotea or the Great Barrier Island and situated in the Hauraki Gulf



Assistant Land Registrar

C.075400.1 Change of name of registered proprietor to M.B. & C.J. Harris (1988) Limited (in Statutory Management) - 30.11.1989 at 2.46 o/c

Great Barrier Is. County

A.L.R.  
C.075400.2 Mortgage to Baffin Nominees Limited - 30.11.1989 at 2.46 o/c

**REJECTED**

A.L.R.  
C.079089.2 Change of name of registered proprietor to M.B. & C.J. Harris (1988) Limited (in Statutory Management) - 8.12.1989 at 2.50 o/c and entered 23.1.1990 at 9.00 o/c

C.079089.3 Mortgage to Baffin Nominees Limited - 8.12.1989 at 2.50 o/c and entered 23.1.1990 at 9.00 o/c

**DISCONTINUED**  
29/3/1990  
M

C.170630.1 Transfer to Westy Holdings Limited at Auckland - 1.8.1990 at 2.40 o/c



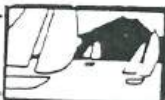
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Measurements are Metric

Exd: 5

## **Media Coverage**



NEWS PJ ML

# Trust aims to buy back Kaikoura Is

By CLIFF TAYLOR

The newly-formed Save Our Islands trust is hoping to visit Kaikoura Island in the Hauraki Gulf to gauge the environmental damage it says has been caused by introduced pests.

The group is campaigning to have the rugged 564-hectare island, near Great Barrier, returned to

New Zealand hands after five years of American ownership. This week it announced the election of a dozen members to the trust, which is being chaired by Great Barrier kaumatua, Whetu McGregor.

Also on the trust are a number of well-known conservationists and local body politicians, including the Shore's Professor John Morton and former cabinet minister, Phil Amos. Mike Lee, chairman of the Auckland Regional Council's regional parks committee, has been appointed as a special advisor.

Mrs McGregor says Kaikoura Island has tremendous potential to be turned into a park to promote conservation values. It is also seen as a perfect location for an outdoor education centre.

"As trustees, we see ourselves as the catalyst for bringing together New Zealanders who share the common vision of restoring this island to its full natural beauty, and acting as guardians to hold it in trust for future generations to enjoy."

The trust hopes money can be found from various sources to buy the island back. "We look forward to entering into negotiations with the owner in a positive, constructive manner for the benefit of all parties, including the nation of New Zealand," says Mrs McGregor.

Property services company Colliers Jardine, which is representing the island's American owner, says it has been preparing an investment report and will be approaching the trust when the island is ready for sale.

Colliers Jardine director John Greenwood says: "New Zealanders are naturally the first people to whom we take any New Zealand property, and in this case we are delighted that Mr (Mike) Lee has expressed an interest in spearheading a trust to buy the island, albeit before it is ready for sale."

Mr Greenwood says there is no truth to the suggestion that the sale of the island is being timed to take advantage of the imminent passing of the Government's Overseas Investment Amendment Bill. "This is not the case. The reason for the sale is simply that the owner has suffered an accident and is therefore unable to use the island."

DJACKSC  
MLCC

# Island campaign takes heart from omen

By Nick Smith

A rainbow blessing touched a campaign to restore Kaikoura Island in the Hauraki Gulf to public ownership.

As the Save Our Islands Trust officially launched its bid on Saturday to reclaim probably the largest gulf island in foreign ownership, a double rainbow bridged the waters separating Kaikoura and Great Barrier Islands.

Mrs Whetu McGregor, the trust chairwoman, described the rainbow's appearance as "very significant," saying it augured well for the trust's attempt to persuade its American owners to sell or give back the island to the people of New Zealand.

Situated in the mouth of Port Fitzroy harbour, the 560ha island was sold as part of a share deal during the boom market trading in the mid-1980s, said a trust member, Mr Mike Lee.

He expected the property to be on the market within a month, but the trust has already entered into negotiations with land agents Colliers Jardine, extracting a promise to be given first consideration in any sale.

A two-pronged approach to reclaim Kaikoura was being pursued, Mr Lee said.

Trust members hoped to persuade the American syndicate to "make a gesture of philanthropy" and gift the land to the New Zealand public. Failing that, Mr Lee said he was confident the trust could attract sufficient funds to buy it back.

On Friday, trust members met the Minister of Conservation, Mr Marshall, to discuss the issue, and conservation officers and representatives from the Auckland Regional Council were on hand during an official welcome from the tangata whenua of Great Barrier, the Ngati-rehua hapu of Ngati-wai.

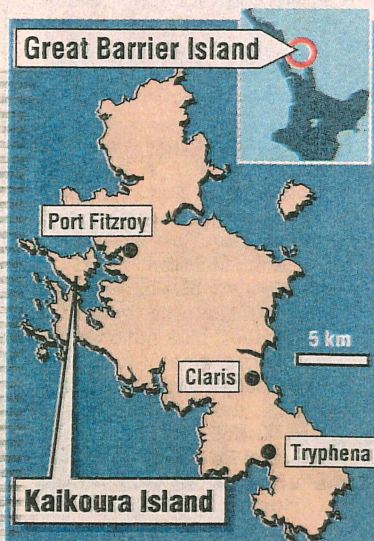
If successful, several options are being investigated as to its ownership; Kaikoura could be part of the proposed Hauraki Gulf Maritime Park, he said.

"We want the public of New Zealand to own this island.

"New Zealanders have a deep attachment to their islands, especially the Hauraki Gulf islands."



Ashore on Kaikoura Island, Mr Will Scarlet (left), Mr Mike Lee, Sally Combes, Mrs Whetu McGregor and Mr John Graham.



Herald graphic

HERALD PICTURE / YANSE MARTIN



Port Fitzroy



Little Barrier Island (Hauturu)



From Mt Hobson, looking west

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