

Cape Peron Coastal Park

Concept Plan



 Cape Peron Coastal Park
Website: cape-peron-coastal-park.com
 @PointPeron



CAPE PERON COASTAL PARK

A World Class Coastal Recreation, Tourist and Conservation Park

OUR VISION:

1. A Nature-Based Recreational Park for the people of Rockingham, Perth, and Western Australia in which to play and picnic with family, friends and peers. It will include active recreational features for cycling, walking, snorkelling, diving, kayaking, boating and playing in adventure playgrounds.

It will include passive recreational features for picnicking, sitting in botanic gardens, enjoying a coffee, watching an outdoor movie, listening to a concert, relaxing on a beach and quietly appreciating both nature and seascapes. The coastal park would also provide a variety of services and facilities to all people across the socio-economic range and not just the few who can afford the top-end features of residential canals.

2. A Tourist-Attracting Coastal Park that will draw state, national and international tourists in much the same way that Kings Park is WA's number one tourist attraction with 6 million visitors per annum. Tourists list unspoiled nature as one of the top attractions to visit. With land, coastal, sea and island views that support a rich diversity of terrestrial, coastal and marine birdlife and mammals, the Cape Peron region holds much for the visitor. Add to this the planned recreational areas, botanical walkways, threatened ecological communities, outdoor concerts and movies and the nearby Rockingham Beach Foreshore Precinct with a high level of restaurants, cafes and accommodation and we have a top tourist attraction.



OUR VISION:

3. A Diverse Conservation Park that offers features unseen anywhere else along the Western Australian coast and, indeed, in very few parts of the world. The Cape Peron Coastal Park will include the Federally protected Little Penguin, three Threatened Ecological Communities (Rottneest Island Pines, Thrombolites that have survived for 600 million years, and 10% of the world's remaining sedgelands), a rare stand of Tuart trees, the Shoalwater Islands Marine Park (set aside for wildlife conservation) and the ecologically unique Lake Richmond. Lake Richmond alone is the closest fresh water lake to the ocean anywhere in Australia and home to the long-necked turtle as well as 109 species of visiting birds including seven that migrate from the northern hemisphere. It is so threatened that signage at the lake says it is "under extremely high risk of destruction in the immediate future."

4. An Economically Viable Park that will be a low cost alternative to an expensive, destructive canal construction. The Coastal Park will be self-supporting and, through the attraction of both locals and visiting tourists, add to the economy of local businesses and the Rockingham community. Research shows that ecotourist attractions can return \$60 for every dollar spent. To do this just 1% of the Park needs to be 'developed' to economically support the remaining 99% Park. Currently most tourists only visit the Rockingham area for a few hours, primarily going to Penguin Island. The Cape Peron Coastal Park would encourage people to linger longer in the area, enjoy its many features - and spend more money.



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INTRODUCTION:

1. Research shows clearly that people (both tourists and locals) want 'unspoilt nature and beaches' more than cafes and touristic shops. Built features are NOT necessary to put a world class coastal conservation park on the bucket list for visitors. Natural beaches and unspoilt spectacular vistas are. And Cape Peron already has these.
2. Cape Peron IS unique and should be preserved in and of its own right. While it can be economically viable and is essential to individual and community health and wellbeing, conservation of unique natural features should not rely on a business case in order to proceed.
3. Claiming what is essentially a canal suburb will be a tourist drawcard means it will be just one more of the same, competing with Hillarys, Elizabeth Quay, Fishing Boat Harbour, Port Coogee and Mandurah. Facilities built in order to attract visitors only work until someone builds a better one somewhere else. Nature parks, conversely, remain as a constant attraction.
4. In conjunction with the Cape Peron Coastal Park, we support the proposed and approved Wanliss St marina at the East end of Rockingham Beach. This would (a) be a better site for boats as the water is deeper, (b) alleviate the reason for a more environmentally destructive, costly and disruptive canal construction, and (c) help preserve a coastal park for all.



INTRODUCTION:

5. Some relevant ecotourism facts:
 - (a) Surveys of Chinese tourists (a rapidly growing group) show 64% want unspoilt nature.
 - (b) Tourism is becoming one of our major income earners - \$101.6b in 2013-2014.
 - (c) Researchers say ecotourism in protected areas delivers 60:1 annual return on costs.
 - (d) 78% of WA visitors' dollars are spent within a short distance from Perth.
 - (e) 95% of visitors use just 5% of nature parks – so we don't have to develop much.
6. The Rockingham population is projected to increase by 61.9% in the next 20 years. More people need more parks for their health and well being – not less.
7. The City of Rockingham Strategic Community Plan 2015 – 2025 promotes the Rockingham Beach Foreshore Precinct as a world class tourism lifestyle area with tourism based commercial, retail and food and beverage outlets. The Cape Peron Coastal Park will (a) draw more visitors to the area and (b) link to this precinct by walk and cycle trails as well as by vehicle, thus being in close accord with the City's future plans.
8. The Cape Peron Coastal Park also meets the City's Strategic Community Plan 2015 – 2025 goal of a sustainable environment in which "coastal and bushland reserves are well used and sustainably managed preserving them for future generations to enjoy."
9. Preserving Cape Peron in it's entirety and creating a world class protected coastal park is an imperative, not just for WA and the Rockingham region, but also for people's physical and mental health... and for WA's economy.



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CONCEPT PLANS FOR THE CENTRAL CAPE AREA:

PRINCIPLE: Use existing areas/facilities/natural resources and degraded areas as much as possible.

1. Youth Recreational Area

- (a) Youth Recreational Area.
- (b) Youth facilities such as:
- (c) a skate park,
- (d) basketball court and
- (e) BMX track.

Corner Hymus Street and Point Peron Road.

2. Tuart Walkways.

A botanical garden, incorporating the existing rare stand of Tuarts and Threatened Ecological Community of Rottneest Pine trees, connected by walkways, and including:

- (a) a coastal plant nursery,
- (a) a touch/interactive garden,
- (a) a sensory garden,
- (a) a native garden, etc.

*Immediately north of Peron Park
(corner Point Peron Road and Safety Bay Road).*

3. Aboriginal Circle and Important Aboriginal Areas.

A dedicated area acknowledging the culture, history, art and stories of the original people. Designed as a circle around a symbolic fire and with interpretive signage.

4. Café.

Positioned to service the botanical gardens, family recreational area, adventure playgrounds and environment centre similar to those in King's Park. Keep facilities to service visitors (such as cafes/tourist shop) close to Safety Bay Road for accessibility of the public and preservation of the park.

5. Family Recreational Area.

Use the cleared and mown Peron Park (corner Safety Bay Road and Memorial Drive) as a family picnic area and open playing field with parkland trees, barbeques and toilets.



6. Adventure/Nature playground.

Built into and utilizing natural features of the park. To include interactive and disabled areas and be constructed in the degraded area immediately west of Peron Park.

7. Carpark.

A carpark to service Peron Park (Family Recreational Area), the Adventure Playground, Lake Richmond and walk/cycle trails on Southern side of Memorial Drive where there is existing space between the bushes.

8. Walk/Cycle Trails.

Use existing firebreak and walk tracks as much as possible including the Lake Richmond overflow culvert which would link to the Lake Richmond Environment Walk. Trails between tree stands and native vegetation would link the Youth Recreational Area, Tuart Walkways, Café, Family Recreational Area, Adventure playground, Community Entertainment area, Point Peron, Lake Richmond and other walk/cycle trails.

9. Rockingham Regional Environment Centre.

Maintain, upgrade and promote the Environment Centre in its current location.



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CONCEPT PLANS FOR THE CENTRAL CAPE AREA:

PRINCIPLE: Use existing areas/facilities/natural resources and degraded areas as much as possible.

10. Community Entertainment Area.

Create an entertainment and picnic area in the cleared space immediately south of the Environment Centre. This would be used for concerts, visiting entertainers, outdoor movies, family picnics and other community activities.

11. Fishing and Yacht Clubs.

Work with the clubs in collaborative communication to beautify, upgrade facilities and meet their needs in keeping with a world class park.

12. Conservation Reserve.

Preserve the area west of the above developments as a Conservation Reserve to conserve the coastal vegetation that is home to a variety of birds, reptiles and small mammals. Remove non-native species of flora. Restore and retain coastal native vegetation.

13. Walk/Cycle Link.

Extend the current walk/cycle path that runs from Port Kennedy around Shoalwater Bay through the sand dunes west of Lease Road and along the northern side of Memorial Drive, around the Family Recreational Area and Tuart Walkways to Hymus Street so as to make a walk/cycle link from Port Kennedy through to Rockingham Beach Foreshore Precinct. An extension would link to Point Peron.

14. Lease Road Closure.

As part of the Scenic Coastal Drive (Route 202), close and remove Lease Road as this (a) does not service any homes or facilities, (b) is subject to 'hoon' behaviour, (c) is scenically uninteresting and (d) unnecessarily divides the Conservation Reserve.



15. Scenic Coastal Drive (Route 202).

Reroute the scenic coastal drive (slightly) along Rockingham Beach Road, the Esplanade, Point Peron Drive (to the tip of the point), continuing back along Memorial Drive (to the Family Recreational Area, Adventure Playground, Tuart Walkways, Environment Centre, and Lake Richmond) to Safety Bay Road, Boundary Road, Arcadia Drive and reconnecting to Safety Bay Road.

16. Vacated Lease Sites.

Remove old abandoned asbestos buildings and restore conservation area.

17. Richmond Drain Restoration/Enhancement.

Potential to conduct some earthworks along this man-made water course to enhance ecological function and aesthetic appeal. Such modifications could include things like riffles, meanders and creation of 'dampland area'. Benefits of these works will include soil water retention, habitat creation, biodiversity increase, and more nice places to go.



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CONCEPT PLANS FOR POINT PERON:

1. Fitness Tracks.

Walking/jogging tracks to be improved on existing tracks in the Point Peron Park to include the fitness up-hill loop (already popular) and possible fitness stations.

2. Interpretive Signage.

Interpretive signage to be added along the trails as at Penguin Island and Lake Richmond.

3. Snorkel trails.

One already exists on the Shoalwater side of the Point but is poorly maintained. Create and maintain one or two more at Point Peron.

4. Historic Preservation Area.

Restore and preserve the WWII 'K' Battery as a tourist feature. Work closely with other interested parties. Perhaps an interpretive centre and guided tours can be offered.

5. Visitor Facilities.

Add facilities such as change rooms, toilets and drinking water at the two western carpark. Maintain existing facilities such as carpark, boat ramp, beach access, toilet facilities and club rooms on western side of causeway entrance.

6. Point Peron Camp School.

Maintain the Education Department's School Camp for exceptional nature-based education opportunities.



CONCEPT PLANS FOR LAKE RICHMOND:

1. Carpark for Lake Richmond.

Create a carpark and crosswalk on the vacant land on the northern side of the intersection of Lake Street and Safety bay Road.

2. Access Link.

Provide an accessible link to Lake Richmond's Environment Walk and walk/cycle trails on the western side of Safety Bay Road preferably such as an under- or over-pass but at least a pedestrian crosswalk.

3. Walk/Cycle Trails Link.

Ensure walk/cycle trails that circuit the lake link to the Family Recreational Area, Tuart Walkways, Environment Centre, Community Entertainment Area and, hence through to Point Peron, Rockingham Beach, Shoalwater and Port Kennedy.

4. Boardwalk and Lookout.

Develop and maintain the boardwalk and the lookout at Lake Richmond along the Environmental Walk.

5. Interpretive Signage.

Maintain existing signage.

6. Water Quality.

Improve water input drains with water filtration to protect and preserve water quality in the lake.



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CONCEPT PLANS FOR SHOALWATER ISLANDS MARINE PARK (SIMP)

1. Marine Protected Area.

The SIMP status is due for renewal in 2017 when it is open for proposals. We suggest making the Shoalwater Bay Special Purpose Zone (wildlife conservation) and parts of Cape Peron a Marine Protected Area (MPA) where parts of the coast, islands and seabeds are set aside for either partial or total protection from human exploitation. This will protect seagrasses, increase the fish numbers inside and outside the MPA and thus preserve species like the Little Penguin, other marine birdlife, dolphins and sea lions as well as increase stock for recreational fishermen.

2. Walk/Cycle Link.

Use the Walk/Cycle Link mentioned in Central Cape Area point 13 above to connect to Port Kenedy, Shoalwater Point Peron, Lake Richmond and the Rockingham Beach Foreshore Precinct. This could be promoted as a café walk/cycle trail, linking the cafes and restaurants of the above areas.



MANAGEMENT:

1. Collaborative planning
2. Engage local stakeholders (Lease holders, RSL, yachting/fishing clubs, navy, schools)
3. Overall management authority

FUNDING:

The establishment and maintenance of a coastal park for the people should not be argued solely on a business, commercial or economic basis. It offers many other non-market values to a community. Nonetheless, as it needs to be economically viable, we offer the following points:

- (a) A coastal park is a much lower capital cost alternative to the high cost construction of a canal suburb.
- (b) A coastal park can be achieved relatively quickly and thus make a return on investment to the community well in advance of the decade long process of constructing canals.
- (c) A coastal park will provide long-term, ongoing returns to local businesses and community compared to a canal construction that will rely primarily on the short-term capital gain from land sales.

- (d) Research and experience show that eco-tourism parks (such as at King's Park) are self-sufficient and economically viable.
- (e) Research and experience also show that eco-tourism parks bring in big tourist dollars to the community and State beyond the park.
- (f) There are many economic spin-offs. For example, recreational parks offer exercise, relaxation, socialization and wellbeing that reduce community health costs and antisocial behaviours.

Potential sources for capital funding can be sort from:

1. Federal, State and Local Government grants
2. Funders and other corporate sponsors (such as at King's Park)
3. Local organizations and service clubs
4. Leases for park concessions
5. Hire of facilities such as for concerts and outdoor movies



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LOCAL BUSINESS OPPORTUNITIES:

1. Increased tourism for existing cafes, restaurants, shops and businesses
 2. Increased tourism seeking accommodation in the Rockingham area
 3. Café/Restaurant (managed by a current local restaurant?)
 4. Café cycle/walk paths (Rockingham Beach cafes and restaurants, through Palm Beach, Peron Park Café and Pengos at Mersey Point on to Safety Bay and Port Kennedy).
 5. Tourist information centre and shop
 6. Bicycle hire
 7. Kayak hire
 8. Surfcat hire
 9. Dive/snorkeling training, tours and hire (operated by local dive shops)
 10. Guided coastal park walks
 11. Historic battery tours
 12. Bus tours from Perth (meals, souvenirs, accommodation)
 13. Concerts (such as at King's Park and Supreme Court Gardens)
 14. Outdoor movies (either commercial or charity)
 15. Shoalwater ferry tours
- NB:** Penguin Island alone draws 130,000 visitors per annum and \$75 million to the Rockingham area. A world class coastal park will attract more people wanting to stay longer and spend more. By comparison, a park like King's Park is WA's number one visited site with 6 million visitors per annum.





Bus tours from Perth

Cape Peron

Historic Tours

Snorkel, Dive Trails

Kayak/Surfcats Hire

Bicycle Hire

Guided Walks

Concerts, Outdoor Movies

Ferry, Boat Tours

Café Walk/Cycle Trail

Penguin Is Café, Retail

Rockingham Beach Precinct
Hotels, Restaurants, Cafes, Shops

Café, Shop

Local Business Opportunities



LET'S MAKE IT HAPPEN



CAPE PERON
COASTAL PARK

