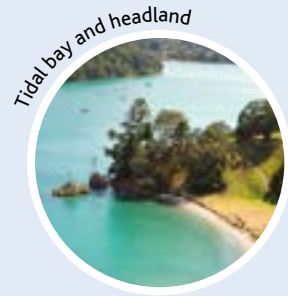


Wharetana Bay Concept plan 2017



Location a small west-facing bay



Tidal bay and headland



Heritage features



Wetland and stream



Wharetana Bay is a small west-facing bay on the Te Whau peninsula on Waiheke Island. The bay has a rich history with buildings, graves, archaeology and a historic well site. It has a shelly, tidal beach with a sandspit and lagoon at one end and a flat, grassy reserve by the foreshore. The bay can be accessed by a public walking track from Rothschild Terrace or at low tide from Okoka Bay.

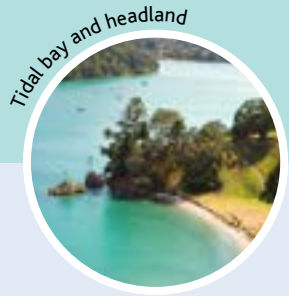
Te Whau Esplanade Reserve

Part of the foreshore within the bay falls within the Te Whau Esplanade Reserve - a 20m (approx) wide strip of coastal land around Te Whau peninsula. The reserve stretches from O'Brien Road by the Dirt Track Club to Kuakarau Bay. The reserve was formed through the subdivision of the Te Whau peninsula around 1990.

The Wharetana Bay Homestead (15 Rothschild Terrace) in Wharetana Bay was not part of the subdivision and so retains ownership of land to the mean high water mark.

Public interest

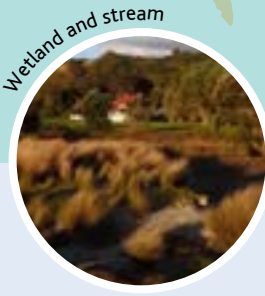
Wharetana Bay has been a focus for the community since the 2011 development of a neighbouring property. This included the location of a building immediately next to the flat grassy reserve area in the bay. It is felt the proximity of the new building to the reserve inhibits the public use of the bay.



Tidal bay and headland



Heritage features



Wetland and stream

Current situation

key features

Wharetana Bay has three distinctly different areas, and it is not quite clear to visitors to the bay where they can and cannot go. The (public) northern headland is currently not accessible.



Wharetana Bay is a quiet, tidal bay with a grass reserve area at its northern end.



The southern end of the bay features a tidal wetland and stream estuary. This end of the bay has all-tide access, but at high tide the creek is flooded.



The northern headland has a historic grave site and good views but is currently not accessible to the general public.



A residential property (88 Vintage Lane) is built very close to the reserve boundary.

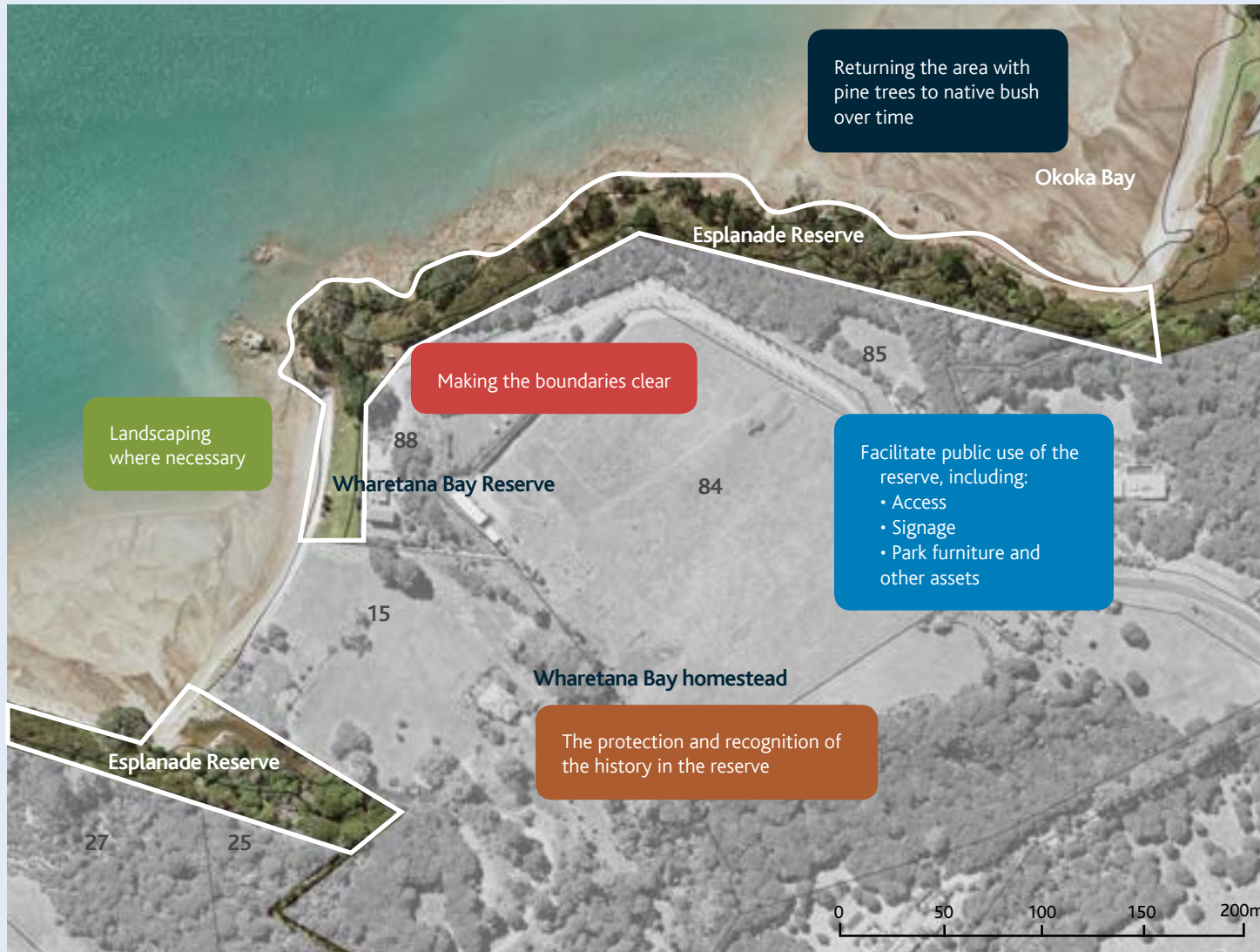


Open grassland in front of the Wharetana Bay Homestead is private property.



Low tide only access from the north.

Scope what we are deciding on



Scope of the plan

The concept plan covers the part of Te Whau Esplanade Reserve between Okoka Bay to the north and the large Pohutukawa tree by the creek at the south of Wharetana Bay. It does not cover neighbouring private properties.



The Waiheke local board is responsible for the management of Te Whau Esplanade Reserve. It makes decisions about its use, maintenance and development. The board wishes to resolve issues within the bay and to protect and recognise the historic and other assets of the Bay. The board has paid for the development of a concept plan that identifies, details and costs future improvements for Te Whau Esplanade Reserve within Wharetana Bay.

Delivering the contents of the plan

Funding for the improvements identified in the plan will be considered by the local board in the 2018 and subsequent financial years.

Existing situation overview






Key

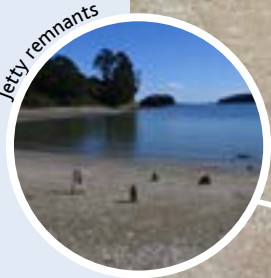
- Low tide access from Okoka Bay
- Access track (easement) from Rothschild Terrace
- Te Ara Hura walkway route via Vintage Lane
-  Heritage feature
-  Fallen tree blocks access



Existing situation details

Key

- Low tide access from Okoka Bay
- Access track (easement) from Rothschild Terrace
-  Heritage feature
-  Obstacle
-  Good swimming
-  Lookout
-  Picnic table



Issues around 88 Vintage Lane:
 Buildings very close to the boundary
 Reserve signage not clearly visible. Public uncertain about status of mown area.
 On the headland, a sculpture has been placed on public land.

Feedback and ideas

Access

How access to the Bay and its features can be improved

Feedback

- More people visiting the bay is a good thing
- Low-tide walking access around beach from Okoka Bay is popular, though made more difficult by one or two fallen trees
- Creation of track/steps from flat grass area to point would enable public to see grave and views from point
- Creation of all-tide track from point to Okoka Bay supported
- Eventual re-routing of Te Ara Hura through all tide track into the bay and out through existing track to Rothschild terrace supported
- Track to Rothschild Terrace not easy to locate, steep section difficult
- Some interest in keeping easement area in front of 84 Vintage Lane clear
- Some support for moving access from 88 Vintage Lane so that it is not directly visible in centre of reserve
- All tide track from Okoka Bay needs to be out of line of sight from 85 Vintage Lane
- All tide track may not be feasible due to steep terrain.



Proposal 1

Make low tide access from Okoka Bay easier by removing obstructions and installing signage at each end.

Proposal 4

Once pines are removed design and construct all-tide track from Okoka Bay track to Point. Re-route Te Ara Hura through this track into the bay and up to Rothschild Terrace.

Proposal 2

Enable public access to grave at Point by building steps/track from flat grass area.

Proposal 3

Clear fallen trees and re-route track along the bank of the stream, improve directional signage at exit of Rothschild Terrace track to beach.

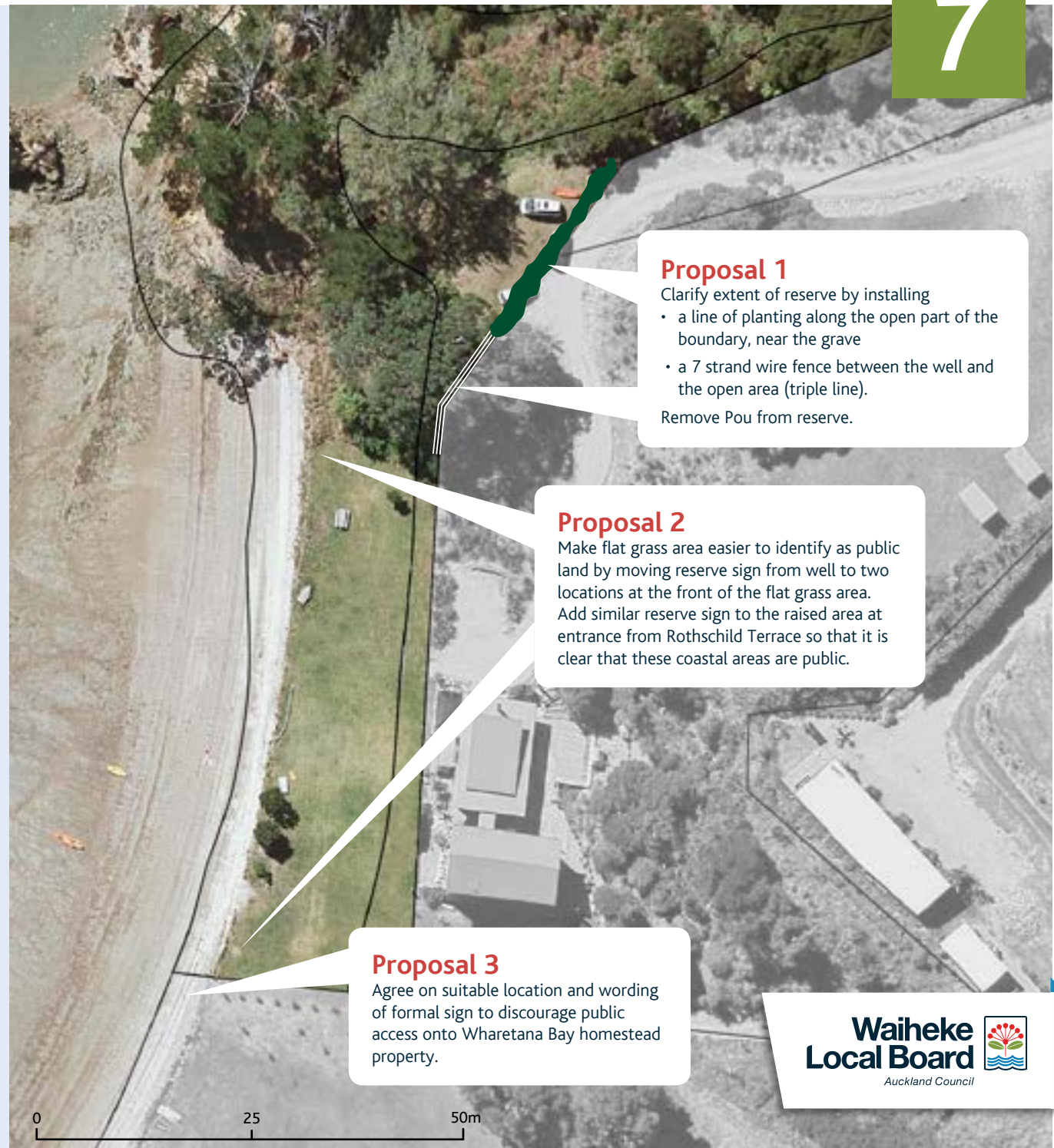
Feedback and ideas

Boundaries

The demarcation of private and public land around Wharetana Bay can be improved

Feedback

- Boundary between flat grass area and Wharetana Bay homestead property well defined by line of trees
- Boundary between 88 Vintage Lane and grass area defined by low fence
- Reserve/private boundary up hillside between well and Point not clear
- Boundary between reserve and private property at Point (by grave site) not well defined.
- Boundary between reserve and 85 Vintage Lane in bush not marked but no private use or public trespass issues.
- Need better signage to identify public and private areas
- A Memorandum Of Understanding regarding work on the well might be useful
- Broad support for a line of planting by grave site
- Broad support for wire fence between well and picket fence (with planting alongside)
- Some support for flax planting along boundary between flat grass area and 88 Vintage Lane
- Some support for 1.8m high wooden fence and karo hedge alongside boundary between flat grass area and 88 Vintage Lane.



Feedback and ideas

Public use

How can we improve the sense that this reserve is a public space that can be used by all.

Feedback

- Combination of natural beauty, history and accessibility make Wharetana Bay an attractive experience for walkers exploring the Te Whau coast.
- Most public use likely to be from walkers passing through Wharetana Bay from Okoka or Rothschild Terrace. Also residents of the bay looking for a place to relax by the sea.
- Flat grass area is the main destination for visitors to the bay
- Area by the grave at the Point is also an attractive destination. But it is hard to get to, doesn't feel public
- Proximity of house/deck to flat grass area and lack of screening in reserve makes public use of this area uncomfortable
- Okoka Bay a much better resting/picnic spot and therefore stops at Wharetana Bay likely to be short. Existing moveable picnic table sufficient
- Status of private grass area in front of Wharetana Bay homestead not clear. Distance from house means that this area is currently more attractive to visitors than flat grass area in reserve. Need to reverse this balance
- Broad support for regular mowing of grass areas on flat and grave site.



Feedback and ideas

Landscaping

How the appearance of Wharetana Bay can be improved

Feedback

- Lawn-like appearance of reserve makes it look like private property in front of house
- Native planting here would be more in keeping with other parts of the esplanade reserve
- Investigate feasibility of screening reserve from house with flax along boundary.
- Screening between house and parts of flat grass area would alleviate feeling of discomfort
- Pines should be removed and area returned to coastal native trees. (show pines photo)
- Weeds in reserve should be controlled
- Broad support for screening plantings with shade cloth, smaller plants as well as pohutukawa trees
- Some support for replacement of failed pohutukawa along coastal edge.



Proposal 1

Remove pine trees and weeds from the esplanade reserve. Replant with coastal native trees. Fund follow-up work to enable native trees to outgrow weeds.

Proposal 2

Use native trees and low planting to create screened areas at northern end of the flat grass.

Trees to be planted at 1-3m height and well mulched. Shadecloth 1.8 high behind plantings until well established.

Plant line of flax plants (Coastal flax - *cookianum* subsp. *hookeri* - 1m x 1m) on boundary between plants to south of boatshed and well. Leaving access from property behind clear.

Plant new pohutukawa on shoreline.

Detailed landscape plan: page 10.

Proposal 3

Remove fallen trees and weeds from the esplanade reserve. Replant with coastal native trees.

Proposal 4

Mow new route for access track and keep the area with the best view mown as a place to sit and enjoy the view across the length of the bay.

Feedback and ideas

Landscaping detail

Plants required to create a welcoming environment in the reserve.



Low planting of Coprosma and Muehlenbeckia provides solid ground cover in the new plant beds. This will help define the planting areas in the early stages of tree growth. (example from Matiatia foreshore).



'Coastal flax' - cookianum subsp. hookeri - 1m x 1m as planted outside The Boat House Cafe in Onetangi. Enables privacy without restricting view to horizon.



Feedback and ideas

History

How we can protect and celebrate the historical significance of Wharetana Bay

Feedback

- Well is of interest to public - great for people to see down and hear the history
- Grave site has historical value
- Minimal evidence of wharf and woolshed - stories to be told
- Archaeological site at beach by flat grass area not protected, identified or explained
- Wharetana Bay homestead has much history and will be of interest to visitors to the reserve. Can we tell the story of the house without encouraging people to stray on to private property
- Signage should be subtle and well integrated to minimise impact

 Potential interpretation site

11

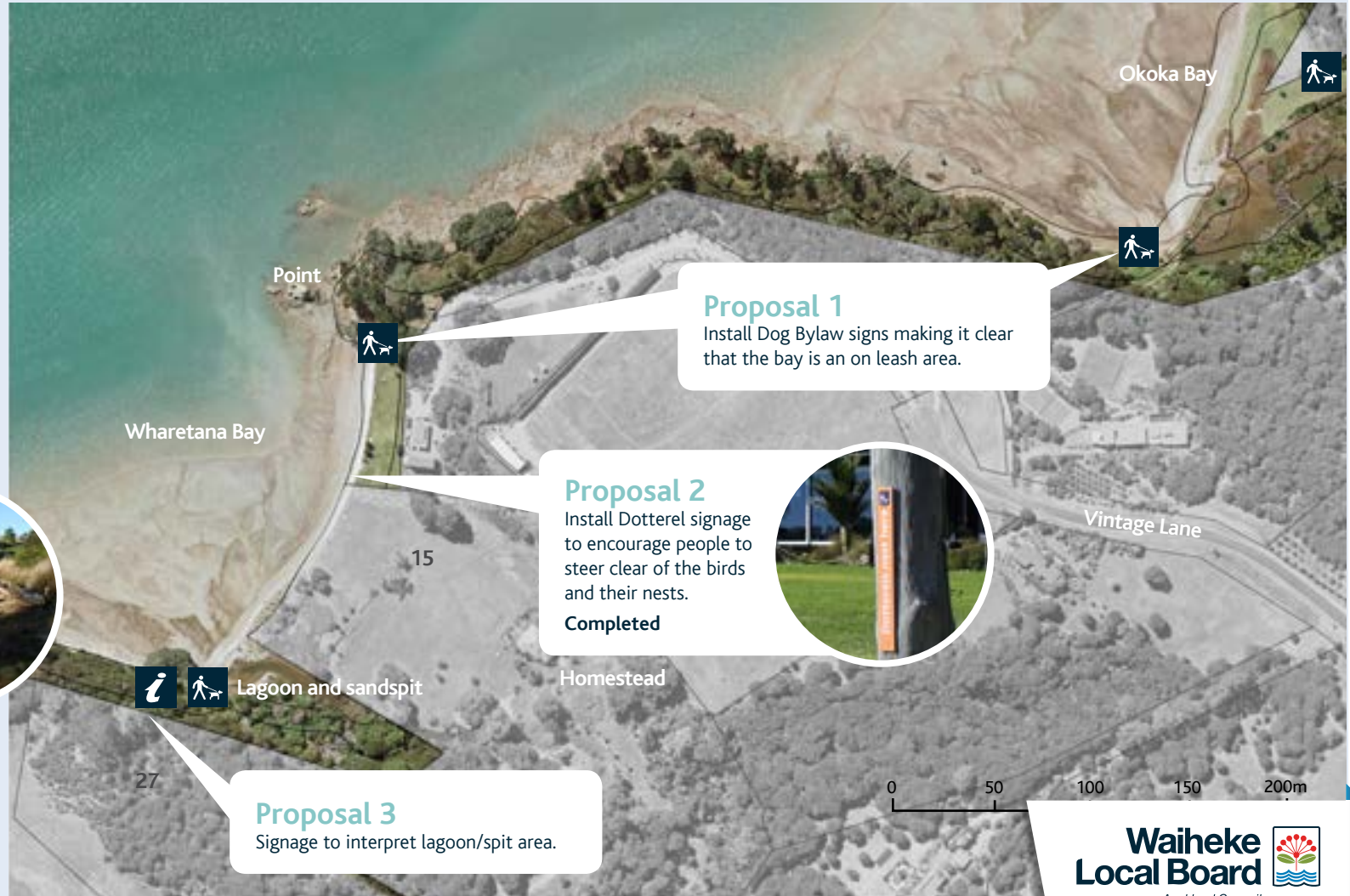


Feedback and ideas Environment

Caring for the environment of Wharetana Bay- how we can minimise the impact and protect the natural eco system

Initial feedback

- Oyster catchers and dotterel are commonly nesting in the bay. Any increased use needs to ensure that dogs are kept under control and that nests are protected.
- Lagoon and sandspit are special area and should be protected/explained.



Proposal 1
Install Dog Bylaw signs making it clear that the bay is an on leash area.

Proposal 2
Install Dotterel signage to encourage people to steer clear of the birds and their nests.
Completed

Proposal 3
Signage to interpret lagoon/spit area.

- Potential interpretation site
- Dog control signage

Wharetana Bay

Artist's impression of concept

Overview of the main part of Wharetana Reserve, showing proposed planting, sign sites and access to headland.



Draft Plan Implementation

Implementation

We envisage the plan to be implemented in 3 stages, with stage 1 commenced as soon as possible

Design and Consent

- Commission archaeological report and heritage plan if necessary - **\$5,000-\$10,000**
- Determine which actions are to be progressed/funded over a five year period
- Commission detailed design for actions to be progressed **\$2,000-\$20,000**
- Apply for resource consent for works **\$5,000**

Total Budget \$25,000 approx

Stage 1 July-December 2017

- Cut sections from fallen pine trees on beach to enable easier low tide access **\$500**
- Wire fence between well and planting on point **\$1,500**
- Picket fence across open flat part of boundary by grave site **\$2,500**
- Reserve signs at on flat area of reserve and entrance from Rothschild Terrace by lagoon **\$1,000**
- Plant line of flax plants along boundary with 88 Vintage Lane **\$500**
- Create screened area on edge of flat grassed area with native plants, specimen trees and temporary screening cloth. Locate existing picnic table in area nearest to well. Plant 3 x Pohutukawa specimen trees on foreshore. Planting to be carried out by local volunteers where possible **\$3000**
- Remove cover from well and make safe with see-through lid which shows off internal brick lining **\$2000**

Total budget Stage 1 \$11,000

Stage 2 January-December 2018

- Install bollards giving directions for low tide access at Okoka Bay and at flat grass area **\$1500**
- Install steps from flat grass area near well to Point at top of bank **\$20,000**
- Either one large or several small Interpretive signs that tell the story of the bay, pre-colonial history, the Wharetana Bay homestead, the woolshed, the wharf, the well and the grave **\$8000**

Total budget Stage 2 \$29,500

Stage 3 2018 onwards

- Rebuild original short jetty **\$15,000**
- Pines should be removed and area returned to coastal native trees **\$40,000**
- All tide track from Okoka Bay to Point (see separate aerial with contour lines for location of track) **\$30,000**
- Relocate Te Ara Hura route through all tide track to point, down steps to flat grass area, along beach to entrance to Rothschild Terrace track **\$3,000**
- Revegetate area where pines removed including 3 year's maintenance **\$15,000**

Total budget Stage 3 \$103,000