

Onekawa Te Mawhai Operational Management Plan

Prepared by Roz Perry and Steve Tierney, Land Management Officers



Bay of Plenty Regional Council
Operations Publication 2010/05
December 2010

5 Quay Street
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NEW ZEALAND

ISSN: 1176 5550 (Print)
ISSN: 1179-9587 (Online)

*Working with our communities for a better environment
E mahi ngatahi e pai ake ai te taiao*





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Part 1: Purpose

The purpose of this operational management plan is to set out how the Bay of Plenty Regional Council intends to manage the Onekawa Te Mawhai property. The plan will guide the day-to-day and medium term operational management of the property and will set a context for the management of its assets, cultural and archaeological resources and its natural heritage. The Plan also considers stakeholder management and public access to the property.

While giving some of the longer-term issues and priorities, this document serves principally as a six-month interim plan, or at least until Council has decided on the directions and outcomes to be delivered.

Part 2: Property overview

2.1 Property description

The Onekawa Te Mawhai property is located on the headland of the Ōhiwa Harbour above Bryans beach and the Ōhiwa Harbour settlement. The 26.8 hectare (ha) property is valued for its rich Māori cultural history, significant archaeological features and landscape views from Kohi Point across the Ōhiwa Harbour to the East Cape. Refer to Figure 1 for the location of the Onekawa Te Mawhai property.



Figure 1 Location of Onekawa Te Mawhai Property, Ōhiwa Harbour.

In 2004, the Bay of Plenty Regional Council purchased the 20.5 ha ex-Gawn property as the first step to secure property in the eastern Bay of Plenty for a future regional park. The ex-Tuck property, which provides access to the neighbouring Ōpōtiki District Council Scenic reserve, was acquired in August 2010 to complement the ex-Gawn property. Both properties sit side-by-side on the Ōhiwa headland and are part of the wider significant cultural and archaeological environment of the Ōhiwa Harbour.

Adjoining the property is the 17 ha Opotiki District Council Scenic Reserve.

2.2 Ownership, protection status and iwi interests

The Onekawa Te Mawhai property is owned by the Bay of Plenty Regional Council for and on behalf of the people of the Bay of Plenty. The 20.5 ha ex-Gawn property has a whole of property Queen Elizabeth II Trust (QEII) covenant that protects the pohutukawa escarpment and bush clad gullies on the property. The ex-Tuck property currently has no formal or statutory protection status.

The property falls within the rohe of Upokorehe of Te Whakatohea. The Upokorehe marae is in Kutarere. The property also falls within Ngāti Awa and Tūhoe's area of interest.

The local territorial authority is Ōpōtiki District Council.

2.3 Purpose for which the land is held

The land has been purchased for the Community of the Bay of Plenty to enjoy passive recreational activities and protect the significant archaeological and cultural nature of the property. In addition, the park has significant natural values including Pohutukawa forest and areas of wetland.

2.4 Land cover

Land cover for the Onekawa Te Mawhai property is shown in Table 1 and is derived from the Land Cover Database (2002).

Table 1 Land cover (to be filled in by GIS).

Land cover	Area (ha)	Percentage cover (%)
Pasture	17.8	66
Indigenous forest	8.1	31
Mixed exotic scrub	0.4	2

Source: Land Cover Database, 2002

A large proportion of the Onekawa Te Mawhai property is in pasture. The indigenous forest is confined to the escarpments to the north of the property and in the gullies and valleys. This forest is mainly coastal forest. The coastal forest on the ex-Gawn property is protected as part of a QEII Trust covenant.

The mixed exotic scrub includes gorse scrub and regenerating forest. This is scattered throughout the property. The eastern boundary of the Gawn property contains a wetland that has been grazed in the past. The wetland is approximately 5,000 m² in size with two thirds of the area fenced to exclude stock.

2.5 Assets

The Onekawa Te Mawhai property has a number of assets. These are listed in Appendix One. Council has an operating Assets Management System into which this property will be incorporated once the Council's future direction for the property is confirmed.

Part 3: Property values

3.1 Cultural values and archaeology

The Onekawa Te Mawhai property is in the boundary of Upokorehe of Te Whakatohea. Ngati Awa and Tuhoë also have interests in the property. The property encompasses part of the wider Onekawa – Te Mawhai archaeological complex. This complex is one of unusual richness and diversity and possesses very high archaeological and cultural values.

The Onekawa Te Mawhai property has a high concentration of archaeological sites. The pā are physical markers in the landscape and provide a tangible link to the past. Notable individuals are known to have lived at the pā on the Onekawa Te Mawhai property. These include Repanga, Kahuki and Tuamutu.

An archeological survey was completed on the ex-Gawn property in July 2010. This survey provided up-to-date records of the state of the archeological sites on the property and recommendations for management. During this survey, a previously unrecorded site was discovered.

Figure 2 shows the location and extent of the archaeological sites surveyed on the ex-Gawn property. These sites include pā, pits, terraces and midden.

Figure 3 shows the location and extent of the archaeological sites surveyed on the ex-Tuck property. There are ten recorded archaeological sites on this property. An independent archaeological survey is currently being completed to inform operational management decisions.

The Onekawa pā is located on the ex-Tuck property and occupies a strategic position above the Ōhiwa Harbour. The pā has been identified as one of the four primary centres of political influence within the Ōhiwa Harbour catchment prior to European arrival (Phillips 1996¹). The pā extends across the majority of the property.

The archaeological sites on the Onekawa Te Mawhai property are in reasonable condition, but have been subject to various degrees of damage or modification. This includes infilling of ditches, damage from stock trampling, cliff erosion and fencing through sites. The Onekawa pā on the ex-Tuck property has also been damaged due to the establishment of a domestic dwelling in the early 1980's.

¹ Phillips K 1996 The Archaeology of The Eastern Bay of Plenty. Unpublished MA Thesis, Department of Anthropology, University of Auckland.

Figure 2 Aerial photography of the ex-Gawn property showing archaeological site locations and extents (numbers refer to metric site record numbers).



Figure 3 Aerial photography of the ex-Tuck property showing archaeological site locations and extents (numbers refer to metric site record numbers).



3.2 Natural values

3.2.1 Biodiversity

The Onekawa Te Mawhai property is part of the Taneatua and Ōpōtiki Ecological Districts. The vegetated gullies and escarpment on the property were identified as significant during the 2006 review of significant indigenous vegetation and fauna habitats in the Bay of Plenty coastal environment. These sites contain remnant pohutukawa, puriri, mamaku, mahoe, kawakawa and taupata forest.

The Onekawa forest site (SVHZ-161) is identified as a moderately sized coastal forest. Examples of similar coastal forests are under represented in the Taneatua Ecological District. The Bryans Beach B site (SVHZ-162) is described as one of the two best coastal pohutukawa remnants in the Ōpōtiki Ecological District. The Bryans Beach A site (SVHZ-165) is a moderately sized pohutukawa/mixed forest with the potential for revegetation.

A number of pest plants are present on the property which may have a detrimental effect on the quality and extent of the pasture and also have the potential to degrade some of the archaeological sites.

Rats, possums, mustelids, feral cats and rabbits are all present on the property and will inevitably be having an impact on the biodiversity values.

All of the biodiversity sites on the Onekawa Te Mawhai property are under pressure from grazing, invasive pest plants such as kikuyu and naturalised exotic trees and pest animals. Very few indigenous flora species have been recorded at the property however, there is local knowledge of a grey faced petrel colony on the coastal cliffs of the property.



Figure 4 Puriri Valley: Part of SVHZ-165.

3.3 Recreational values

The Ohiwa park property is one of the finest passive recreation facilities in the eastern Bay of Plenty. The property boasts stunning views, interesting historical features and excellent walking opportunities. Improving and maintaining the quality of this facility will provide positive outcomes for the community.

Visitors access the property from Bryans Road and the Ōhiwa Harbour road via the Opotiki District Council Scenic Reserve. The property is managed by the Bay of Plenty Regional Council for the people of the Bay of Plenty. The management of the property will in time align more closely to the management of the neighbouring Opotiki District Council Scenic Reserve.

The property provides for a range of visitor experiences that relate to the cultural history, archaeology and ecology of the area. It allows passive recreation in a natural setting and compliments the neighbouring scenic reserve and surrounding natural environment. Any developments to the property must be sensitive to the significant cultural, archaeological and natural values of the property.

Vehicle access to the property is from Bryans Road and is the shared driveway for the two dwellings on the property. This driveway is currently part of the walking access to the property. To ensure health and safety risks are mitigated, vehicle access and pedestrian access must be separated or an alternative traffic management system established to protect pedestrians.

A health and safety plan will be developed in order to provide for visitor health and safety. Signage on the property will reflect all hazards and mitigation measures.

Part 4: Interim operational management actions

This chapter outlines the operational actions for the interim management of the property over the coming six months, or at least until Council makes a decision on the future direction of the property. The actions are provided under a number of key management themes. It should be acknowledged that these themes are interrelated.

Interim management actions for the park will focus on enhancing the visitor experience, maintaining the integrity of the cultural and archaeological features and addressing threats to native biodiversity.

The management themes for the property come under the headings:

- Cultural heritage;
- Archaeology;
- Access, recreation and visitor management;
- Biodiversity;
- Farm management;
- Infrastructure asset management; and
- Stakeholder engagement.

4.1 Cultural heritage

The property will be managed with tangata whenua as it is a significant cultural site.

Actions:

- Establish management protocols in consultation with tangata whenua including input into significant management decisions, the discovery, reburial or removal of taonga and koiwi, cultural harvesting, identification, management and interpretation of culturally significant sites.
- Prohibit the disposal or burying of ashes, body parts, placentas and still-born infants within the property boundaries. This is to protect property users and recognise the importance of traditional uses of resources on the property (such as for medicinal purposes).

4.2 Archaeology

Archaeological features within the property are to be protected by complying with the Historic Places Act 1993 and sustainable land management practices in consultation with the New Zealand Historic Places Trust (NZHPT), tangata whenua and farm graziers.

Actions:

- Complete an archaeological survey for the ex-Tuck property to complement the existing ex-Gawn property archaeological survey.

- Implement the recommendations from the archaeological survey for the property.
- Consult with tangata whenua, NZHPT and farm graziers on archaeological site management during the:
 - Review of the grazing regime and licence;
 - Assessment of pest animal impacts on archaeological features;
 - Assessment of fence locations;
 - Assessment of effects of any specimen trees on pā or archaeological features and any associated risks; and
 - Approvals for any works required under the Historic Places Act.
- Establish photopoints for monitoring the effects of visitor access to the property on archaeological sites.
- Assess fence locations and relocate or remove if required to reduce impacts on heritage features and visual quality of the landscape.

4.3 Access, recreation and visitor management

Public access to the property is provided via a marked loop walking track from Bryans Beach to the summit of the property.

There is a small carpark at the entrance to the property off Bryans Road. The current vehicle track can not accommodate public two-wheel drive vehicles on the property. Visitors are encouraged to park in the Bryans Road carpark, walk through the property to the summit, or to Ōhiwa Harbour through the Opotiki District Council Scenic Reserve and return along the beach.

Actions:

- Install directional signs from the summit of the property to the Opotiki District Council Scenic Reserve.
- Install a temporary toilet facility.
- Protect significant ridgelines, sight lines and vistas of the Pa sites and visually significant landforms from development, structures or management practices that could compromise their visual amenity.
- Install a wider network of walking tracks on the property that joins to the Opotiki District Council Scenic Reserve.

4.4 Biodiversity

Protect and/or enhance native habitats on the property where practicable.

Notification of any pest control programmes using baits will be provided by means of signage, public notices placed in the Beacon and the Ōpōtiki News and a flyer sent to all homes at Ōhiwa, Bryans Beach and Ruatuna Road.

Actions:

- Survey existing native forest remnants within the property to determine operational management requirements.
- Develop a Biodiversity Restoration Plan showing extent of areas to be fenced from stock and/or replanted. Include:
 - indicative boundaries of replanting areas, fencing requirements and costs;
 - estimated areas, plant numbers and costs; and
 - priorities for biodiversity protection.
- Contract supply of ecosourced plants from Opotiki and Taneatua Ecological districts (if required).
- Implement the Biodiversity Restoration Plan.
- Monitor the effects of pest plants and animals on the property, including invasive species such as gorse and Japanese honeysuckle.
- Undertake seasonal pest plant and animal control programmes, or one-off control when needed.
- Control pest plants and animals over the property including priority archaeological and revegetation sites.
- Manage shelter belts and specimen trees. Commission an annual arboricultural inspection of exotic trees.
- Manage exotic vegetation for public safety, archaeological protection and preservation of sightlines including on driveway.

4.5 **Farm management**

The pastoral areas on the property will be grazed to maintain a good healthy grass sward on archaeological features as recommended in the archaeological survey; Onekawa Property Archaeological Site Survey and Management Recommendations, Lynda Walter, June 2010.

Farm buildings, farm structures, service roads and access routes will be provided for the purposes of land management within the property that provides for efficient use of the land but does not compromise the property amenity or the environmental, cultural or heritage values of the property.

Actions:

The landscape and views of and from the property should be protected.

- Review the ex-Tuck property grazing agreement.
- Review the grazing regime and licence in consultation with grazier to prevent grazing from compromising values of the property. Consider amending: grazing areas and regimes.

- Remove redundant facilities and structures including stock yards adjacent to the former Tuck house and redundant fence lines.
- Assess fencing condition and patterns in terms of farming needs, revegetation requirements potential damage to archaeological sites and impacts on landscape.
- Assess water supply requirements in relation to grazing, revegetation and costs.

4.5.1 **Health and safety**

Property users should be able to enjoy the property in a manner that is safe, cognisant of the cultural, heritage and environmental values of the property and is considerate of other property users.

The property could provide opportunities for public walking and passive recreation, as well as opportunities to learn about cultural and archaeological history in a natural setting.

Vehicle access to the property will be limited to authorised vehicles only, unless otherwise agreed to by the Bay of Plenty Regional Council.

Actions:

- Prepare a Site Hazard Register and make available to property users and contractors as appropriate.
- Complete an overall Health and Safety Plan for the property.
- Update signage to include health and safety notifications for the public.

4.6 **Infrastructure asset management**

Provide and maintain buildings, structures and assets where they are necessary for operational management and do not compromise property values. Action and process should be consistent with current Council Asset Management Planning.

Actions:

- Maintain dwelling assets to the appropriate standard for tenant occupancy.
- Identify, prioritise and plan major maintenance and upgrading of farm roads, buildings and structures, fences and water supply.
- Continue ongoing driveway, water table and curtilage maintenance.
- Include the property in the Council's Asset Management Plan. This is a medium term goal and is dependent on Council's property management directive.

4.7 **Stakeholder engagement**

Engage with the community, iwi, NZHPT and interested stakeholders regarding the Onekawa Te Mawhai property.

Actions:

- Develop a Communications and Engagement Plan for the property, involving community, iwi, NZHPT and interested stakeholders.
- Implement the Communications and Engagement Plan and review the Plan following Council decision on the management of the property.

Part 5: Strategic and operational programme

5.1 Programme of actions

The following table provides a guide to the ongoing and future operational maintenance of the Onekawa Te Mawhai property. While giving some of the longer-term issues and priorities, this chapter serves principally as a six-month interim action plan, or at least until Council has decided on the direction and outcomes to be delivered.

Table 2 Priority actions.

	Timeframe	Actions
A	Six months 1 December 2010 to 30 June 2011	Strategic Actions
		Operational Maintenance Actions
		<ol style="list-style-type: none"> 1 Complete the Communications and Engagement Plan, to include property name consultation (December 2010). 2 Complete an archaeological survey for the ex-Tuck property to inform all operational actions. 3 Complete an asset need and condition assessment (including extra parking, fence lines, toilet, as well as existing facilities and structures).
		<ol style="list-style-type: none"> 1 Establish visitor monitoring photopoints. 2 Review grazing agreement for the property and implement any recommendations (January 2011). 3 Complete a Site Hazard Register and Health and Safety Plan. 4 Complete the biodiversity assessment and arboriculture inspection. 5 Complete initial stages of loop track including signage (December 2010). 6 Implement asset changes as a result of the need and condition assessment. 7 Commence seasonal plant pest control. 8 Complete dwelling repairs and urgent asset maintenance. 9 Implement recommendations of archaeological surveys. 10 Complete ongoing driveway maintenance.

B	Year 1 1 December 2010 to 30 December 2011	Strategic Actions
		Operational Maintenance Actions

- 1 Commence consultation process for the property to become a regional park if directed to do so by Council, including name confirmation.
- 2 Work with community, iwi and NZHPT to plan wider track system to access the property.
- 3 Develop cultural protocols with tangata whenua.
- 4 Prepare a biodiversity restoration plan for the property.

- 1 Complete ongoing pest plant and animal control and restoration.
- 2 Implement recommendations of archaeological surveys.
- 3 Implement asset changes as a result of the need and condition assessment.
- 4 Develop further walking tracks if identified and agreed.
- 5 Complete ongoing driveway maintenance.

Development will proceed as budget dictates. There is, however, authorisation to overspend the current budget December 2010 to June 2011 for immediate agreed works.

Appendices

Appendix 1 – Assets and infrastructure

The Onekawa Te Mawhai property has a number of assets. These assets are listed below:

Table 3 Overview of property assets.

Asset	Description	Area/length
Gawn dwelling	Built circa 1980 Concrete foundations, timber frame with galvanised roof and aluminium joinery.	Living area: 189.9 m ² Garage: 44.1 m ² Patio: 36 m ²
Tuck dwelling	Circa 1980 Concrete foundation, timber frame, aluminium joinery and galvanised steel trough section roof.	Living area: 247.4 m ² Covered areas: 46.6 m ² Carport: 21.6 m ²
Tuck garage/ potting shed	Concrete floor, timber frame, weather board and novalite clad.	51.8 m ²
Hay shed	Hay/wool shed with lean-to.	Hay shed: 128 m ² Lean-to: 37 m ²
Implement shed		50 m ²
Residential water supply	Includes: bore, pump, pump shed, water lines and tank.	N/A
Farm assets	Fencing, cattle yards and stock water supply.	TBC
Driveway	Gravel with established water table and drainage.	Approximately 1 km

The valuations of these assets are held on file with the Bay of Plenty Regional Council.

The ex-Gawn property has a water easement across the area nearest to Bryans Road. This easement is for water piping for the water supply to Bryans Beach settlement. There is also a water easement to the ex-Tuck property.