

# WHANGAMATA COMMUNITY PLAN

**our future**

**2001**



"Pride of the Peninsula"  
"Pride of the Peninsula"



# About Whangamata

## Surfing Mecca of New Zealand

Whangamata is one of the fastest growing towns in New Zealand (approximately 4-5,000 residents), and is also recognised as being among the most popular beach resorts.

Whangamata is famous for its spectacular ocean beach which provides some of the best surfing breaks, yet safest swimming in New Zealand.

Sea conditions suitable for all are available along its 4 km length or in the safe harbours that lie to the north and south. These lead out to a section of the Pacific Ocean popular for big game and recreational fishing.

The Coromandel Forest Park and Tairua Forest bordering the town provide many outdoor experiences including short walks, mountain bike trails, and exploring old mining sites. Short trails from forestry roads lead to isolated beaches away from civilisation.



This plan outlines, for the Community Board and Council, the direction for Whangamata supported by the participants at the community forums.

# Whangamata - An Eco-Town

- **environmentally sustainable**
- **economically viable**
- **socially responsible**



Sustainable eco management requires a close interaction with our natural environment. By carefully managing the ecosystem that Whangamata is part of, we will ensure the next generation has an environment of no less quality than the current generation enjoys.

The community principles and values outlined in this plan are designed to ensure Whangamata's character and environment are protected and rejuvenated.

# Visions and Values

## Visions

- The harbour will have a stable, natural backdrop including forests, bush walks, and appropriate land use.
- The harbour will be a clean, ecologically healthy, sandy playground in which human activity is in balance with nature.
- The beach will be clean and accessible, with naturally functioning dunes and bar.
- The town centre will be an attractive and vibrant place for people.
- Any development will be within defined town limits to avoid urban sprawl.
- Vistas of hills, harbour and beach will be protected to maintain the “beachy/bachy” spirit of Whangamata - “Te wairua o to tātōa Papakainga”.

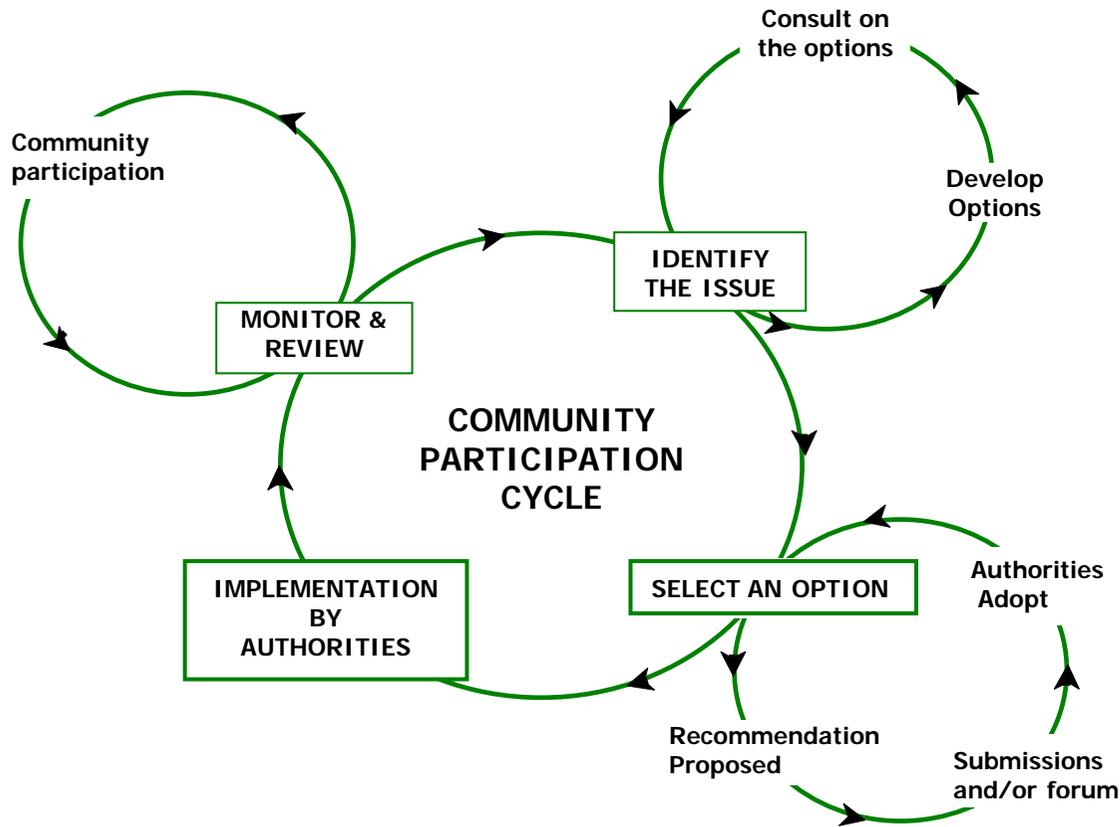


## Values

- An active working relationship with Ngati Puu is essential for implementing the plan.
  - Special interest groups are important because they have the commitment to ensure appropriate actions are taken.
- It is important to use the wealth of information held by the community.
- Diverse and varied knowledge in the community will lead to better decisions.
- Waahi tapu and other sites of historic value will be respected and protected.
- Community participation is essential.

# Community Participation

**Principle:** Community participation in managing the area is essential to achieve the best results.



Sustainable management for Whangamata requires a new approach to community participation. Participation at all levels in decision making from identification of the issues, through development of options, to monitoring.

The process to develop this plan has established a new relationship between the community and the authorities.

The community principles and values outlined in this plan require this relationship to continue and grow.

**Goal: To ensure community participation in all decision making processes for Whangamata.**

<b>Actions</b>	<b>Timeframes</b>	<b>Responsibilities</b>	<b>Cost estimates</b>
Two public participation and information sharing forums per year.	1. August – to be involved in development of Annual Plan – Strategic issues. 2. February – to review past year Overview.	EW, TCDC, Community Board.  TCDC, EW.	\$8,000 pa. \$2 per ratepayer/ pa.
A community water care group to be endorsed and resourced by the authorities to be involved in ongoing issues regarding water management.	Short term and ongoing.	TCDC, EW, Water Care Group, Community Board.	\$10,000 pa. \$2 per ratepayer/ pa.
Approach the existing care groups to take on a role of overview and implementation for the relevant sections of the plan.	Participate in and present a section at the Community Forum.	EW, TCDC, Community Board.	\$15000 pa plus capital cost.  \$3 per ratepayer/ pa.
An interactive website to be developed to promote community involvement: <ul style="list-style-type: none"> <li>• issues based</li> <li>• feedback on plan implementation</li> <li>• includes local information</li> <li>• up to date monitoring plan.</li> </ul>	Short term.	TCDC.	\$20,000 plus. \$5000 pa.

Involvement and acknowledgement of voluntary community groups is important for Whangamata:

- Ngati Puu
- Grey Power
- Clean Water Whangamata
- Beach Care
- Harbour Care
- Wentworth River Care
- Komate Maori

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**Goal:** To provide opportunities for community involvement in the monitoring process.

<b>Actions</b>	<b>Timeframes</b>	<b>Responsibilities</b>	<b>Cost estimates</b>
That the community, assisted by EW, as a basis for a comprehensive monitoring programme develops the conceptual ecosystem model for Whangamata.	Short term	EW, TCDC, Community, Ngati Puu, Water Care Groups, Community Board.	\$10000 pa.  \$2 per ratepayer per year.
Develop a monitoring and review programme that integrates the statutory and community monitoring processes and: <ul style="list-style-type: none"> <li>▪ involves the community, and;</li> <li>▪ ensures the visions are being achieved;</li> <li>▪ includes a response mechanism for adverse events;</li> <li>▪ includes a comprehensive harbour monitoring programme and mitigation for adverse events.</li> </ul>	Monitoring programme agreed by December 2001.	EW, TCDC, Community monitoring group, Community Board.	\$10,000 pa.  \$2 per ratepayer pa.

The quality demanded from the visions must be achieved.

Timeframes

The timeframes used for the plan are:

Short term

- immediately to two years

Medium term

- three to five years

Long term

- six to ten years

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# Water

**PRINCIPLE:** To ensure all the waters of Whangamata are kept healthy by using an eco-system approach to manage drinking, waste and storm water as an integrated system.

- This principle aims to reduce long term costs, enhance environmental quality and achieve social benefit.
- The preference is that all water assets are not privatised, and management of the systems is responsive to community wishes.

## WATER MANAGEMENT

**GOAL:** To ensure the water systems are designed, built, and operated to contribute to the community visions.

Actions	Timeframes	Responsibilities	Cost Estimates
To develop a water cycle strategy for integrated ecosystem management of wastewater, drinking water and stormwater, with linked incremental improvements.	Short term	TCDC, Community Board, EW, Water Care Group	ROC (Rough Order Cost) \$35,000 – note, no current direct or indirect link -stormwater and town water supply
Develop Whangamata Best Practice Guidelines for water, wastewater and stormwater to guide: <ul style="list-style-type: none"> <li>• Council infrastructure provision;</li> <li>• Subdivision development;</li> <li>• Commercial and household;</li> <li>• Water use.</li> </ul> This must be a living document in that it is updated with new technological developments.	Short term and ongoing	TCDC, Community Board EW, Water Care Group	ROC \$5,000 to \$30,000 plus depending on changes required to Council Code of Practice for subdivision and development.
Water cycle strategy be adopted as a policy of the council	Short Term.	TCDC, EW Water Care Group	How? District Plan variation \$50,000

The water strategy and best practice guidelines must be guided by the three principles of an eco system approach:

- Integration
- Zero waste and
- Based on the natural water cycle.

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Actions	Timeframes	Responsibilities	Cost Estimates
planning systems.		Community Board	plus.
<p>An economic study to investigate the options for subsidising and/or creating incentives to minimise water use and waste production. This will include options for:</p> <ul style="list-style-type: none"> <li>• promoting water and waste efficient technologies</li> <li>• pricing/rating systems</li> <li>• water meters subsidies</li> <li>• polluter pays options.</li> </ul> <p>The study to take into consideration fluctuating populations and mix and match of options.</p>	Medium term.	TCDC, Community Board Water Care Group	Rough Order Cost \$20,000
TCDC to investigate the amount of current leakage from all the systems, then introduce leak detection programmes.	Short term.	TCDC, Community Board	ROC survey mass balance \$50,000. ROC survey individual properties within township and follow up letter \$250,000.

Whangamata residents want solutions that are cost effective and well researched.

**GOAL:** To ensure discharges to the waters of Whangamata will be managed to protect the wairua (spirit) of the estuaries and restore the health of the ecosystems.

<b>Actions</b>	<b>Timeframes</b>	<b>Responsibilities</b>	<b>Cost Estimates</b>
Environment Waikato to work with the community and further develop a Whangamata Standards which will become part of a statutory plan (to include estuary nutrient research).	Short term start. Medium term fulfillment.	EW, Whangamata community, Water Care, River Care.	
The resource consent will take into consideration the full direct and indirect ecological effects of the activity.	Short term and ongoing.	EW, TCDC, Community Board, Community monitoring group, Water Care.	With indirect effects difficult to determine cause and effect. Monitoring costs will be significant. Cannot price on info to hand.

The visions need numerical standards to support them.

## WATER EDUCATION

**GOAL:** To ensure ratepayers, residents and tourists have a sound understanding of the benefits of ecologically **sustainable** actions in their day to day activities which will result in better water management.

Actions	Timeframes	Responsibilities	Cost Estimates
Launch an ongoing public awareness campaign.	Short term and ongoing.	TCDC, Community Board Water Care Groups.	ROC \$5,000 to \$25,000 depending on programme link to other programmes.
Educate public about water cycle strategy and best practice guidelines. Keep public informed about progress.	Short term and ongoing.	TCDC, Community Board Water Care Groups.	Cost as per other education and promotion stuff, would link programmes.
Education programmes into eco response to water problems – “gizmos”, showerheads, dual-flushing toilets, recycle grey water, lift cut of lawn mower.	Short term and ongoing.	TCDC, Community Board, Water Care Groups.	ROC \$5,000 to \$25,000 depending on programme link to other programmes.
Develop a communication strategy in regard to peak time controls.	Short term and ongoing.	TCDC, Community Board.	ROC \$5,000 to \$10,000.

### Dual flush toilet

- High level 11 litres
- Low level 5.5 litres
- Average person uses the toilet 5 times per day
- All high level = 55 litres
- 4 low level + 1 high level = 33 litres per day
- Savings per person each day = 22 litres
- 22 litres x by 365 days x 4,500 people = 36,135,000 litres of water saved

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## STORM WATER

**GOAL:** To minimise volume run off and pollutants entering the storm water system.

Actions	Timeframes	Responsibilities	Cost Estimates
Employ point of entry control by: <ul style="list-style-type: none"> <li>▪ Investigating options for solutions to contamination at all entry points;</li> <li>▪ Implementing preferred options for point of entry control;</li> <li>▪ Implementing control of contamination at points of entry.</li> </ul>	Short term and ongoing.	TCDC, Community Board.	ROC \$10,000 Based on investigation sumps and houses. ROC \$5,000 based on investigation sumps. <ul style="list-style-type: none"> <li>▪ ROC \$17,000 annual inspection only and letter follow up – no physical works.</li> <li>▪ ROC \$25,000 one off – preparation of District wide bylaw on stormwater entry contamination controls.</li> <li>▪ ROC physical works difficult without investigation, Range \$50,000 to \$200,000</li> </ul>
All new buildings and developments be required to maximise on site retention and slow release of storm water.	Short term and ongoing.	TCDC, Community Board.	Investigation required may mean retention pond all sites – some sites and areas (commercial) impossible. Cannot estimate cost but will

Examples of on site storm water control:

- on-site infiltration systems
- larger storage guttering
- swales
- porous paving

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Actions	Timeframes	Responsibilities	Cost Estimates
			be significant.
Produce long term plan for stormwater to consider the effects of global warming on the system.	Short term start.	TCDC, Community Board, EW.	ROC \$30,000 plan. Actual works unable to estimate, but will be significant.
Prevent waste entering storm water systems by: <ul style="list-style-type: none"> <li>▪ eradicating illegal connections</li> <li>▪ stopping any current contamination of storm water systems.</li> </ul>	Short term.	TCDC, Community Board, EW, Water Care Groups.	Without investigation cannot be estimated but will be significant.
TCDC to produce and maintain a complete storm water record - ie location, waterflow content.	Short term and ongoing.	TCDC, Community Board.	<ul style="list-style-type: none"> <li>▪ Location ROC \$10,000.</li> <li>▪ Quantity ROC \$50,000.</li> <li>▪ Quality ROC \$50,000.</li> </ul>

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## Waste Water

**GOAL:** To minimise the load to the wastewater system and ensure no pollutants enter the waters of Whangamata.

<b>Actions</b>	<b>Timeframes</b>	<b>Responsibilities</b>	<b>Cost Estimates</b>
To minimise storm water infiltration to the waste water system.	Short term and ongoing.	TCDC, Community Board, EW.	Without investigation cannot estimate cost but would be significant.
Delegate the watercare group authority to investigate different options for wastewater treatment and disposal.	Short term and ongoing.	TCDC, Community Board, EW, Water Care Group Community.	Without groups terms of reference cannot be costed.
TCDC to implement the long-term solution to water treatment and disposal when decided upon.	Medium and long term and ongoing.	TCDC, Community Board, EW.	Cannot estimate until likely solution known.
Develop standards for on-site and satellite wastewater systems in line with NZ Health and Building guidelines.	Short term and ongoing.	TCDC, Community Board Community Board, EW Water Care Group.	ROC \$10,000 to \$30,000. To be costed.

People will be able to swim in the harbour without getting ill.

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## DRINKING WATER

**GOAL:** To provide water in sustainable **quantity** and of the highest quality.

Actions	Timeframes	Responsibilities	Cost Estimates
Delegate the Water Care Group authority to investigate different options for providing the community with pure drinking water of a very high quality, and develop a Whangamata Standard in consultation with technical advisers.	Short term.	TCDC, EW, Water Care Group.	Without group terms of reference this cannot be costed.
TCDC to implement the preferred option when decided upon.	Medium to long term.	TCDC, EW.	Cannot estimate until preferred option known.
TCDC to introduce a system to check leaking taps throughout the residential area - to include education programme and appropriate mechanism to check and fix tap washers.	Short term and ongoing.	TCDC, Community Board, Water Care Groups, Community.	<ul style="list-style-type: none"> <li>▪ Leak detection survey each property ROC \$250,000.</li> <li>▪ Education programme ROC \$5,000 to \$25,000.</li> <li>▪ Onsite water storage, link programmes ROC \$5,000 to \$25,000.</li> </ul>
TCDC to investigate the cost of subsidising the change of existing facilities to water conservation methods - eg, dual flushing toilets, showerheads, etc.	Short term and ongoing.	TCDC, Community Board.	ROC \$75,00.
TCDC to promote the installation of devices in new developments to minimise water use - ie dual flushing toilets, shower heads, guttering, etc.	Short term and ongoing.	TCDC, Water Care Groups, Community Board.	ROC \$5,000 to \$25,000 depending on programme link to other programmes.

### Leaking Tap

- 1 drop per second equals 360 gallons per year.

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# Harbour and Beach

**Principle:** The health and cleanliness of the harbour, beach and shellfish (kaimoana) beds is most important. No development should threaten this.



**Goal:** To protect a range of diverse, healthy life in the harbour including birds, fish, shellfish and plants and ensure people will be able to harvest kaimoana with confidence from productive and accessible beds.

Actions	Timeframes	Responsibilities	Cost estimates
Educate on and enforce fishing laws.	Ongoing.	Mfish, Ngati Puu.	User pays.
Review harbour water quality standards and enforce them.	Short term.	EW.	Regional cost.

Pollutants from human activity, harvest, over-use, and competition for space all put pressure on the harbour.

**Goal:** To plan how mangroves will be protected in identified areas, but kept out of areas where other ecosystem values and uses would be adversely affected by their presence.

<b>Actions</b>	<b>Timeframes</b>	<b>Responsibilities</b>	<b>Cost estimates</b>
Get consent to enable residents to remove seedlings that can be pulled by hand from identified area.	Short term, ongoing.	TCDC, Community Board, EW.	\$10,000 plus ongoing cost.
Research – regional and national scale – the role of nutrient sedimentation and hydraulic action in mangrove expansion.	Short to medium term.	EW.	\$30,000.
Review Regional Coastal Plan.	Long term.	EW, TCDC.	Regional cost.

**Goal:** To provide a beach environment that will be clean and free from rubbish and has the dunes covered with healthy sand-binding plants and crossed by accessways.

<b>Actions</b>	<b>Timeframes</b>	<b>Responsibilities</b>	<b>Cost estimates</b>
Prepare a Beach Care Plan using the forum to assist with consultation. To include among other things: <ul style="list-style-type: none"> <li>• Dune management</li> <li>• The Whangamata Bar</li> <li>• Stormwater</li> <li>• Access</li> <li>• Hazard Plan</li> <li>• Rubbish management.</li> </ul>	Plan developed and fed back into the forum process.	Beachcare group, Ngati Pu, TCDC, Community Board , EW.	\$10,000 plus ongoing maintenance estimated \$10,000 pa.  \$2 per ratepayer.

Rubbish facilities are plentiful and accessible

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# Growth and Development

**Principle:** Growth and development will reflect the community visions.

**Goal:** To balance development with limits on infill and multi-storey development to protect the “beachy” casual atmosphere.

Actions	Timeframes	Responsibilities	Cost estimates
To develop a protocol for Tangata Whenua participation in consent consideration.	Short term.	Ngait Puu, TCDC, Community Board, EW.	\$3000.
Current standards in District Plan are enforced.	Short term.	TCDC, Community Board.	Depends on level of enforcement.
Minimise discretion to deviate from standards.	Short term.	TCDC, Community Board.	Nil, policy issues. Other economic cost.
Adjust the District Plan density rules to reflect community principles.	Short to medium term.	TCDC, Community Board.	Plan change costs \$30,000 plus appeals to Environment Court.

Protect the vistas of hills and ocean that make Whangamata so attractive by managing the height and location of buildings to maintain openness and views.

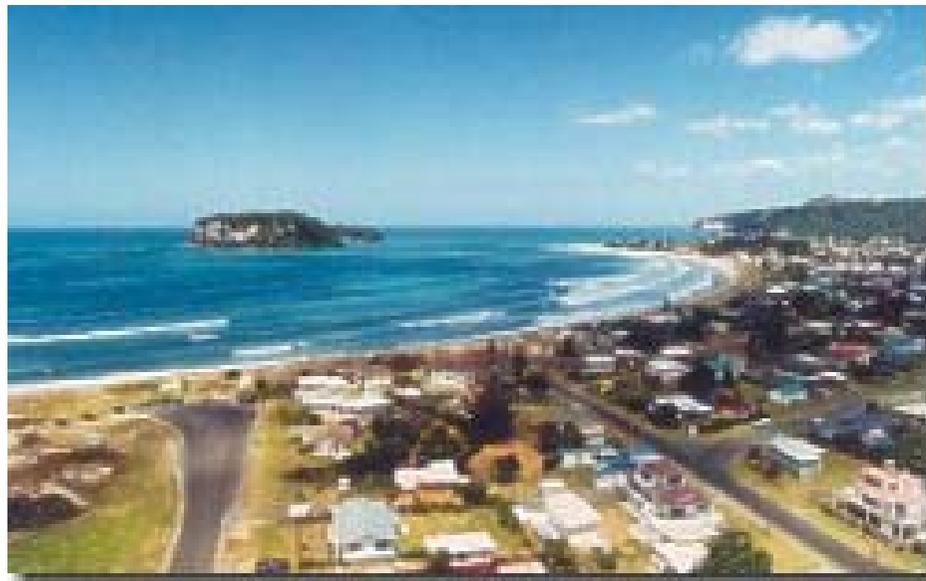
**Goal:** To ensure developers pay a fair share for entry to services based on all costs.

Actions	Timeframes	Responsibilities	Cost estimates
New developments pay an entry fee covering all costs.	Immediately.	TCDC, Community Board.	Nil, policy issue.

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**Goal:** To ensure the provision of appropriate infrastructure is ahead of growth through good planning.

<b>Actions</b>	<b>Timeframes</b>	<b>Responsibilities</b>	<b>Cost estimates</b>
Stop new connections until WWTP upgrade completed.	Immediately.	TCDC, Community Board.	Nil initial cost, other economic costs.
Develop best practice guidelines on water, waste, and energy.		TCDC, Community Board.	\$10,000 per ratepayer \$2 per ratepayer /pa.



Growth and development threatens the visions by changing the landscape, blocking views, increasing pollution, and putting more pressure on recreational resources.

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# Town Centre

**Principle: The town centre will be an attractive and vibrant place.**

**Goal: To discuss and approve the town centre project undertaken in 1997.**

Actions	Timeframes	Responsibilities	Cost estimates
Undertake public consultation to set priorities and develop an implementation strategy and detailed design.	To be determined.	TCDC, Community Board.	Public consultation to set priorities, develop implementation strategy and detailed design. \$50,000 pa \$10 per ratepayer/ pa



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# leisure and Recreation

**Principle: A diverse range of activities will be available in properly managed areas.**

Goal: To ensure public access will be provided around the harbour margins.

Actions	Timeframes	Responsibilities	Cost estimates
Develop reserve management plans for all reserves.	Medium term.	TCDC, Community Board, Ngati Puu.	\$10000 pa.
Progressively uptake esplanade reserve option.	Long term.	TCDC, Community Board in co-operation with Ngati Puu.	Nil, policy issue.

Maintain Riparian margins where appropriate.

Goal: To provide appropriate recreational amenities to meet community needs.

Actions	Timeframes	Responsibilities	Cost estimates
Establish and define selected areas for water activities: <ul style="list-style-type: none"> <li>• play area for children</li> <li>• water sports</li> <li>• boating</li> <li>• etc.</li> </ul> Refer Navigational safety by-laws.	2001.	EW, TCDC, Community Board.	\$2000 pa.

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Goal: To ensure activities on and in the harbour will be appropriately managed.

Actions	Timeframes	Responsibilities	Cost estimates
Control of boat effluent pump out facility on the wharf.		TCDC, Community Board, EW.	\$5000 - \$10,000.
Enforcement of bylaws, and navigation bylaws discharge rules.	From 1 July.	EW.	User pays.
A mooring review is undertaken to assess future needs: <ul style="list-style-type: none"> <li>• quantity location type</li> <li>• allocation mechanism.</li> </ul>	Once the decision regarding a marina is finalised.	EW.	\$20,000.
Review dredging, Develop a protocol for the placement of dredging.  Pre and post-dredging sampling, to determine shellfish: content; quantities; location; condition; sediment types; etc.	Before December 2001.	Ngati Puu, TCDC, Community Board reports to EW.	\$40,000 per dredge \$4 per ratepayer per dredge.



Facilities identified as desirable for Whangamata:

- Entertainment centre/sound shell
- Open space and gardens
- Footpaths
- Sports and recreation centre
- Shade trees
- Library
- Dump/recycling facility
- Market place
- Street lighting
- Beach accessways
- The Whangamata Bar
- Camping ground
- Wharf/slipway
- Seating
- Toilets
- Art gallery/museum
- Car parks

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# Catchment Management

**Principle:** Catchment management will minimise any adverse environmental effects.

**Goal:** To ensure native **vegetation** will be cared for and will extend to cover the western face of the peninsula.

Actions	Timeframes	Responsibilities	Cost estimates
Carry out feasibility study of pest management options.	By December 2001	EW	\$3,000
Design and implement animal pest control programme.	Starts in 2002-03 financial year. Ongoing maintenance.	EW, DoC, CHH and other land owners.	Estimated capital cost of \$160,000 with annual \$80,000 maintenance.
Negotiate a return of commercially forested land on the Peninsula to DoC management standards - subject to Treaty claims.	Negotiations completed in time for a handover at next harvest (approximately 25 years). Restoration of native vegetation will take approximately another 20 years.	DoC, Ngati Puu, CHH	Costs dependant on conditions of lease.
Construct a pest proof fence across the northern end of the Peninsula.	After final harvest.	DoC, Ngati Puu.	Approximately \$60,000 to upgrade existing fences?

Waahi Tapu and other sites of historic value are respected and protected.



**Goal:** To protect riparian area of the catchment from harmful effects.

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<b>Actions</b>	<b>Timeframes</b>	<b>Responsibilities</b>	<b>Cost estimates</b>
Continue to fence and plant all farmed stream banks in the Wentworth Valley.	Already underway. Another 3-5 years to complete.	Wentworth Rivercare group with financial support from EW and TCDC.	Currently spending about \$13,000 pa.
Fence and plant all farmed stream banks in other catchments.	Form landcare group(s) during 2002. Begin a five year programme of work in summer of 2002-03.	TCDC and EW.	\$10,000.
Enforce the riparian management aspects of the Regional Coastal Plan.	Ongoing.	EW.	

Streams and adjacent land are managed to protect the harbour from pollutants.

**Goal:** To ensure land use in the catchment will minimise erosion.

<b>Actions</b>	<b>Timeframes</b>	<b>Responsibilities</b>	<b>Cost estimates</b>
Monitor forest harvest activities and enforce consent conditions.	Check timetable with CHH.	EW.	Full cost recovery from CHH. Costs depend on level of compliance.

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# Acknowledgements

- Environment Waikato
- Ngati Pu
- Thames-Coromandel District Council

**The people of Whangamata who attended forums and participated in the preparation of this Plan**

**Photos accessed from:**

- [http://tour.thepeninsula.co.nz/index\\_thepeninsula.htm](http://tour.thepeninsula.co.nz/index_thepeninsula.htm)