

Whangapoua Community Plan



December 2008

Whangapoua Draft Community Plan

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Whangapoua Community Plan

Vision

To live in our splendid environment in a sustainable manner, to enjoy it and to preserve it for future generations.

The Community Vision Plan Process

Why Prepare a Community Vision Plan?

As a short to medium term initiative for Whangapoua / Te Rerenga, the Community Vision Plan will:

- Focus community debate and get people involved in making decisions and taking responsibility for our town,
- Set direction and common goals, promote consensus and avoid division,
- Safeguard the community and the environment from exploitation (community representation at local, national and international levels will be sought),
- Capture all good ideas and identify initiatives suitable for external funding,
- Assist Community Board decision-making and allow more effective use of ratepayer funds,
- Ensure the town is able to develop the same facilities that suit the town,
- Help avoid haphazard development,
- Help influence Thames Coromandel District Council's programme of works during its annual and long-term planning processes and
- Show opportunities for individuals and groups to develop new projects and provide goods and services

Reporting on this Plan each year will enable the community to record achievements and to check that the identified priorities are still correct. It will also be a chance to include new information and new ideas.

How will this Community Vision Plan work?

The plan will be used to secure support from within and outside the community for funding for specific projects and will be reported on regularly to the Community Board and the public. An annual report will enable success to be measured and information to be checked and updated.

There's plenty of opportunity for your involvement at every stage of the process. Individuals, groups and others will be able to pick up leads and develop new activities that provide goods and services and which

may lead to employment creation. The Community Board will take an active role in promoting the Plan to the community and where appropriate, facilitating project development.

This Community Vision Plan – a collection of aspirations and priorities in future direction – is a community-owned document. It is a framework which can be used to guide decision making for local planning purposes.

For example, individuals and groups who may be searching for a community project to undertake could use the Vision Plan to determine priorities for action or to support their requests for external funding.

As part of the Council's planning process, the Mercury Bay Community Board could use this Vision Plan to determine local priorities and to recommend future work programmes to council.

In turn, for its annual and longer-term work programmes, the Thames Coromandel District Council will need to take into account the principles and priorities of the local community, as outlined in the Community Visions Plan and Council's own Strategic Plan.

The Council could use the Community Plan as a basis for developing new policies for desired growth within the District.

Others who have an interest in the future of Whangapoua / Te Rerenga will also find the Community Plan and essential planning guide, these include:

- Government Agencies
- Other Councils
- Developers/Investors
- Visitors and Tourist

Who will have access to the plan?

This Community Vision Plan is readily available from local offices, Mercury Bay Library, Mercury Bay Information Centre and District Council's Service Centre at 10 Monk Street, Whitianga.

The Council undertakes to supply a copy of the plan to those enquiring at any Council Office or library.

How will progress and success be measured?

A central record of activity will be kept at the District Council office 10 Monk Street, Whitianga and through the Mercury Bay Community Board; progress will be reported to the community on an annual basis. Maintenance of the Vision Plan will keep it up to date and "alive".

Maintaining the integrity of the Vision Plan and monitoring its use is a necessary part of the implementation. A review of the Vision Plan's highest priorities will be carried out by the Community Board at a time to coincide with the preparation of Council's annual plan budgeting process.

A major review of this Community Vision Plan will be undertaken every three years to coincide with the review of Council's LTCCP process or be called for by the community, or by the Community Board, which will again involve public consultation and input.

How well the whole process is working will be evaluated by Council staff who, as part of the Council's own strategic planning processes, are required to report to the Council on the way in which a locally developed plan is being utilised.

How can new ideas be incorporated?

The Community Vision Plan has been arranged like a workbook so that an individual or group may use it to keep a record of their activity and ideas.

The central record of activity, maintained by Council, will form the basis of the annual report to the community and the Community Board.

All comments on, or contributions to, this Community Vision Plan should be made to the Thames Coromandel District Council's Mercury Bay Area Manager, 46 Albert Street, Whitianga.

A Description of Our Community

1. *Demographics*

Population/housing/projections

Whangapoua / Te Rerenga

At the time of the 2006 Census, the usually resident population of Whangapoua /Te Rerenga was 135. This was a decrease of 42 or 31% since 2001. In the summer of 2007/08, its peak population reached approximately 2,500 people – 17.4 times its usual population.

In terms of development trends, Whangapoua consists predominantly of housing. Almost all of the subdivision in Whangapoua that has occurred in the last six years has been in the form of two greenfield subdivisions at the back of the original residential strip. It is noted that while not in Whangapoua settlement, a number of new rural blocks were created in the Te Rerenga area in 2000 and 2004.

Between 1991 – 2006, the number of dwellings in Whangapoua increased from 267 to 348 – an additional 81 dwellings. This equates to a 23% increase. At the time of the 2006 Census, 15 dwellings were under construction.

2. *Land Use Planning*

Unlike most secondary settlements in the Thames Coromandel District, Whangapoua has Council provided stormwater services albeit limited.

Through the Proposed District Plan, the existing built area of Whangapoua is zoned Coastal-Village (a medium density-type zoning). The surrounding area is zoned a mixture of Coastal, Coastal-Maori and Coastal-Residential.

In addition, a structure plan applies to a large area to the south of the existing residential area. The structure plan allows for subdivision into approximately 13 house lots and provides specific areas for dwellings to be built upon in order to preserve indigenous coastal vegetation.

Adjacent to the structure plan area (eastern-side) are a number of conservation covenants which provide for designated building platforms. These covenants limit the number of potential residential developments and the impact of this development on the landscape.

3. Geography

Aerial View of Whangapoua



What could happen in the future?

The completion of new subdivisions in Whangapoua is still taking place. This means that a number of new dwellings are yet to be built on existing sites. Further, there is still a small area of Coastal-Village to the north of Whangapoua which has yet to be developed. It is anticipated that in future this land will be developed, in a manner similar to the existing settlement patterns.

The remaining flat area to the west of the existing settlement is low-lying and may be susceptible to flooding. Therefore, the potential for residential development in this area is anticipated to be low unless flooding issues are addressed.

A number of other properties are yet to be built on under the existing rules of the Proposed District Plan. This indicates the potential for further residential development in what is currently an undeveloped coastal area.

A recent rural subdivision to the south of Whangapoua settlement highlights a potential move towards pressure for smaller rural blocks in the outlying area.

Clearly, Whangapoua has become a popular coastal settlement and subject to fairly rapid development over the last five years. In terms of future prospects, it is anticipated that the area will continue to be under pressure to develop further, particularly in the hills behind the settlement itself.

Development within the Whangapoua settlement and the surrounding area may cause the population to grow if the increase in person to dwelling ratio remains steady. However, the projected increasing median age of New Zealanders and subsequent potential relocation of retirees may further increase the number of permanent residents in this area.

Our Process So Far

Date	Description of planning activity	Notes
Mid 2006	Committee formed by Whangapoua Beach Ratepayers Association to oversee plan preparation.	
End Sept 2006	Community Planning Questionnaire prepared by committee and sent to all ratepayers of Whangapoua and Te Rerenga.	Approx 400
Oct 2006	Questionnaire responses collated by committee.	
21 Oct 2006	Community Planning meeting at Whangapoua Fire Station to discuss responses.	Approx 70 attendees
12 Jan 2007	Committee meets with Council to initiate draft plan.	
Jan – Feb 2007	Draft Plan formulated by committee.	
May 2008	Draft Plan finalised and put on TCDC website for comment.	
June 2008	Submissions received.	Four submissions received on Whangapoua Community Plan.
August 2008	Submissions reviewed and amendments completed.	
September 2008	Final copy circulated to representatives with final amendments (from submissions).	
December 2008	The plan was received by the Mercury Bay Community Board.	

Key areas of focus



Environmental (surroundings we live in)

Infrastructure/Bush & Streams/Coastline & Harbours/Land Use/Reserve Management/Waste Management

What do we have?

Infrastructure

- Infrastructure serving the community is differentiated by age and timing of subdivisions, the older subdivisions being Tangiora, Mangakahia and McMahan, and the new subdivisions being Anarake and Opera.
- Local roads in varying conditions.
- Footpaths only in new subdivisions.
- Power - overhead supply in McMahan Ave and Mangakahia Dr, and underground supply in Tangiora Ave and the new subdivisions.
- A power supply subject to intermittent and unplanned outages.
- Telecommunications – have a telephone line network with limited Broadband access and patchy mobile coverage.
- Water supply - reliance on onsite systems in old subdivisions with private reticulated systems in new subdivisions.
- Stormwater disposal - reliance on onsite disposal in old subdivisions with a reticulated system in new subdivisions. Reliance on soakage in swales and soak pits for road runoff.
- Effluent disposal - reliance on onsite systems in old subdivisions with private reticulated systems in new subdivisions.

What do we want?

Infrastructure

- Reliable power supply.
- Underground both existing and new power and telephone lines where possible in urban areas
- Broad telecommunications network.
- A well maintained roading network.
- Traffic calming solutions to provide pedestrian safety and access.
- To maintain and upkeep grass verges for pedestrians in old subdivisions.
- To establish a pedestrian route along Te Punga Rd, linking McMahan Ave with Tangiora Ave.
- Te Punga Rd sealed adjacent to residential development.
- Edge protection for sealed roads for Tangiora Ave, Mangakahia Dr and McMahan Ave.
- Minimum street lighting.
- Protection of aquifer for water supply through controlled and planned use.
- Encourage stormwater to be filtered through vegetated wetland.
- To manage and maintain current onsite wastewater disposal systems.
- To investigate installation of community reticulated wastewater scheme in consultation with community.
- Improved roadside stormwater control.

What don't we want?

Infrastructure

- A network of hard footpaths.
- Kerb and channelling which requires a stormwater disposal system.
- Reticulated water and wastewater schemes forced on the community.
- Decline in the quality of groundwater and harbour from sewerage systems.

What do we have?

Bush & Streams

- Bush clad headlands at each end of beach.
- Bush behind New Chums Beach.
- Bush clad hills along western edge of the harbour supported by conservation groups.
- Commercial forest operations in the hills behind the community.
- Pungapunga River with an outlet at the western end of the beach.
- Network of streams flowing into the harbour and New Chums Beach.
- Opera Point TCDC and DOC reserves.
- Pungapunga kauri forest.
- Wetland at lower reaches of Pungapunga River.

What do we want?

Bush & Streams

- Riparian management of streams particularly in commercial forest areas and pastoral farming.
- The community views the wetland areas between Pungapunga River and the adjacent stream as significant and wants the areas identified and options for protection/restoration developed.
- Protection and enhancement of native bush.
- A pest management strategy focusing on restoring native vegetation.
- Good liaison with owners of bush (DOC and private landowners).
- Encourage coordinated community weed and animal pest control.

What don't we want?

Bush & Streams

- Further degradation of existing bush areas and streams.
- Expansion of commercial forestry into existing bush areas.
- Feral deer to establish.

What do we have?

Coastline & Harbours

- Clean, safe and accessible swimming beaches (Whangapoua and New Chums).
- World famous picturesque New Chums Beach accessible by boat and foot.
- Environmentally significant harbour and environs with healthy marine and bird life.
- A boat ramp in the harbour and safe and accessible harbour for both commercial and recreational users.
- Walkways to new Chum's Beach and around part of Opera Point.
- Iconic Pungapunga Island.
- Foreshore susceptible to erosion.
- Commercial fishermen operating from private jetties.
- Commercial and recreational boat moorings in the harbour.

What do we want?

Coastline & Harbours

- Protection of safe clean natural beaches and harbour.
- To stabilise sand dunes with native vegetation.
- Stringent controls on harbour water quality in particular Matarangi wastewater disposal.
- Riparian management and enhancement of harbour edge in particular pastoral farming.
- Maintenance of harbour channel.
- Maintenance of pedestrian access to New Chums Beach.
- To investigate joining coastal walkway system.
- Community-agreed solutions to manage coastal erosion.
- Management of the northern end of the beach near the lagoon where there are conflicting interests between beach and lagoon users, bird nesting areas, boat launching and motor vehicle access.

Coastline & Harbours Cont'd

- Identification of iconic headlands and significant landscape areas to be protected from inappropriate development.
- Investigation of establishing protected views from on the beach to the headlands.
- Existing mooring to continue.
- A safe swimming area with a defined 200 metre limit off shore.
- Opportunities to be involved in harbour management (e.g., mangroves).

What don't we want?

Coastline & Harbours

- Vehicles on salt marshes in harbour.
- Deterioration of harbour water quality.
- Development of headlands.
- Indiscriminate development of coastal edge.
- A marina.
- An increase in commercial fishermen operative from the wharf.
- Wharf and boat ramp users causing environmental contamination or damage.

What do we have?

Land Use

- Established coastal village with one identified underlying commercial zone.
- Surrounding hills zoned coastal and rural with farming, forestry and regenerating bush.

What do we want?

Land Use

- Retain low density through enforcement of the one house per lot rule in the current District Plan.
- Creation of Environmental Enhancement Zones to ensure the rural backdrop of Whangapoua is retained with any development being of low impact, "group" development and not of indiscriminate ribbon or strip development.
- The community views the wetland areas between Pungapunga River and the adjacent stream as significant and wants the areas identified and options for protection/restoration developed.
- Retain current boundaries of the coastal village zone.
- Open green space and planting regimes in all new subdivisions.

What don't we want?

Land Use

- Intensified urban style subdivision.
- An expansion of the commercially zoned area.
- Infill housing or comprehensive housing development – no section sizes less than 600m² and no more than one house per lot except in Environment Enhancement Zones.

What do we have?

Reserve Management

- Network of coastal and beachfront reserves.
- An active recreational reserve at Christensen Reserve.
- An active reserve management group.
- DOC reserve and a TCDC reserve at Opera Point.
- Access to New Chums Beach through private land by landowner's consent.
- No public foreshore reserve at New Chums Beach.

What do we want?

Reserve Management

- Operative reserve management plan.
- Dune planting and stabilisation.
- A programme to eradicate plant and animal pests.
- Provision for open space reserves in new subdivisions.
- A network of pedestrian and cycle ways linking reserves.
- Integrated management with DOC.
- Provision of a large (approx 2 hectares) recreation reserve.
- To investigate joining coastal walkway system.
- To create a foreshore reserve at New Chums Beach.
- The community views the wetland area on reserve land as significant and wants it identified, and options for restoration developed.
- Defined dog exercise areas, away from bird nesting areas.

What don't we want?

Reserve Management

- Loss of reserves.
- Loss of the established ratio of open space and development.
- Reduction in current maintenance regimes.

What do we have?

Waste Management

- Weekly kerbside collection of rubbish/recycling which is increased during holiday periods.
- Moloks on reserve land opposite the store for use of residents absent during kerbside collections.
- The nearest Refuse Transfer Station is at Matarangi.

What do we want?

Waste Management

- Continuation of domestic rubbish collection.
- To investigate and implement the best location for Moloks.
- Adequate green waste disposal.

What don't we want?

Waste Management

- A transfer station.

Priorities for Action - Environmental (surroundings we live in)

Issue	Action	Lead Agency	Other Parties	Priority / Timeline		
				08/10	12/14	16/20
Dune planting and stabilisation.	<ul style="list-style-type: none"> Continue and strengthen planting programme. 	EW	TCDC Reserve group	ongoing	ongoing	ongoing
A programme to control plant and animal pests.	<ul style="list-style-type: none"> Educate community and develop programme. 	EW	TCDC Land owners DOC Reserve Group	ongoing	ongoing	ongoing
Stringent controls on harbour water quality in particular Matarangi wastewater disposal.	<ul style="list-style-type: none"> Maintain and/or improve water quality standards and monitoring. 	EW	TCDC Land owners	ongoing	ongoing	ongoing
Identification of iconic headlands and significant landscape areas to be protected from inappropriate development.	<ul style="list-style-type: none"> Establish in District Plan. 	TCDC	DOC Land owners Whangapoua Beach Ratepayers Assn (WBRA) TCDC	√	ongoing	ongoing
Investigation of establishing protected views from on the beach to the headlands.	<ul style="list-style-type: none"> Establish in District Plan. 	TCDC	DOC Land owners WBRA TCDC	√	ongoing	ongoing
Creation of Environmental Enhancement Zones to ensure the rural backdrop of Whangapoua is retained with any development being of low impact, "group" development and not of indiscriminate ribbon or strip development.	<ul style="list-style-type: none"> Council to address planning issues through review of District Plan. 	WBRA	Land owners TCDC DoC Iwi		√	ongoing

Issue	Action	Lead Agency	Other Parties	Priority / Timeline		
				08/10	12/14	16/20
To create a foreshore reserve at New Chums Beach.	<ul style="list-style-type: none"> To take into account any development plans for New Chums Beach. 	DoC	WBRA Land owners Developer	√	ongoing	ongoing
To investigate and implement the best location for moloks.	<ul style="list-style-type: none"> Council and community to agree new location. 	TCDC & WBRA	Adjacent neighbours Reserve Group	√		
Seal Te Punga Road.	<ul style="list-style-type: none"> Add to Council programme. 	TCDC	WBRA and adjacent landowners	√		
Wetland area boundaries not clear.	<ul style="list-style-type: none"> Identify wetland area and develop options for restoration. 	WBRA	DoC EW	√		

Note:

TCDC = Thames-Coromandel District Council

WBRA = Whangapoua Beach Ratepayers Association

DoC = Dept of Conservation

Whangapoua Beach



Economic (the business world)

Retail/Service Industry/Industry/Tourism

What do we have?

Retail / Service Industry & Tourism

- Single general store which also provides petrol and LPG.
- Full commercial and retail facilities available at Coromandel town-ship and Whitianga, and more limited facilities at Matarangi.
- Winery and café at Te Rerenga.
- One bed & breakfast facility.
- A good base of tradesmen from the community and surrounding areas.
- Occasional camping ground.
- Garage for mechanical repairs at Te Rerenga.
- Tourists visiting Whangapoua and New Chums.

What do we want?

Retail / Service Industry & Tourism

- Retention of only a single general store providing petrol and LPG.
- More B&B's.
- Modestly sized camping ground.

What don't we want?

Retail / Service Industry & Tourism

- Further expansion of retail and commercial activity.
- Illegal camping and staying overnight in camper vans.
- Pubs, bars, cafes and restaurants.
- Excessive visitor numbers to New Chums Beach.
- Hotels, motels and apartments.
- Tourist operations.

What do we have?

Industry

- Rock Quarry.
- Fishing boats operating from wharf/ramp.
- Forestry plantation.
- Pastoral Farming.

What do we want?

Industry

- All industrial activities to be compatible with a residential and rural community.

What don't we want?

Industry

- Expansion of commercial fishing.
- Industrial activities.
- Expansion of forestry.

Social (community well being)

Health/Education/Safe Communities/Community

What do we have?

Health & Education

- Ambulance and GP services in Coromandel and Whitianga.
- Health services at Whitianga and Coromandel.
- A primary school at Te Rerenga.
- Secondary schools at Coromandel and Whitianga.

What do we want?

Health & Education

- Health services at Whitianga and Coromandel to be advertised clearly and a doctor's visit in the holiday period.
- School bus to come to Whangapoua.

What do we have?

Safe Communities & Community

- Volunteer Fire Service also fulfilling rescue services including sea rescues via an inflatable dinghy.
- Police presence during Christmas/New Year period.
- Liquor ban on beaches and reserves.
- A perception of safety and ease in the village.
- Westpac rescue helicopter service ex Auckland.
- Small number of permanent residents and a large number of part-time residents.
- Community hall nearby at Te Rerenga (owned by an incorporated society).
- Relaxed family atmosphere.
- A network of socially integrated families and a sense of belonging and pride.
- A strong appreciation of the natural environment and a wish to conserve it.

What do we want?

Safe Communities & Community

- Keep the status quo and retain a safe, friendly, family oriented community.
- The fire station to keep its licence for social events.
- Keep a small community.
- A well maintained community hall.
- Consider the upgrading of Whangapoua hall.
- Maintain first aid services at Whangapoua.
- Tsunami warning system.

What don't we want?

Health/Education/Safe Communities/Community

- Burglars.
- Large community that becomes like Whangamata or Matarangi.
- Loss of small community feel.
- Loss of any existing facilities.
- Surf club or boating club.

Social (community well being)

Health/Education/Safe Communities/Community

Priorities for Action

Issue	Action	Lead Agency	Other Parties	Priority / Timeline		
				08/10	12/14	16/20
The community wishes to keep the status quo and retain a safe, friendly, family oriented community.	<ul style="list-style-type: none"> • Administer by-laws and retain summer policing. • Limit development and promote community values and projects. 	TCDC	NZ Police Community WBRA	ongoing	ongoing	ongoing

Note:

TCDC = Thames-Coromandel District Council

WBRA = Whangapoua Beach Ratepayers Association

Cultural (who we are as a community)

Recreation & Leisure/Arts/Heritage

What do we have?

Recreation & Leisure

- Tennis courts built and run by the community (tennis club) for the community and sited on reserve.
- Children's playground.
- One set of public conveniences.
- Well maintained public reserves and walking trails.
- A community strongly involved with water activities such as swimming, surfing, recreational boating/diving/fishing.
- A large number of families with boats which are mostly launched in the harbour with some smaller boats being launched at the western end of the beach.
- An all tide boat ramp within the harbour with associated parking and footpath access from beach.
- A childrens' fishing wharf adjacent to boat ramp.
- Land activities such as walking, jogging, cycling and picnicking – a walkable village layout.
- Fire brigade hall used for meetings.
- Bush-clad New Chum's beach.
- A popular annual fishing contest administered by the Whangapoua Beach Ratepayers Association.
- Pedestrian based community with most houses within 800m of shop and beach.

Arts/Cultural

- A bicultural community – local iwi and New Zealanders of European descent.
- Resident artists and musicians.
- A diverse community of families, farmers, professionals, business people, retired people etc
- Longstanding Mangakahia, Mareroa and Denize families.
- Vibrancy which comes from the haphazard and "uncontrolled" style of house architecture.

Heritage

- An area that has historical significance to both Maori and European.
- Long history of settlement in the area, not widely known or recorded.
- Opera Point Pa and other historic Maori sites around the harbour and hills.
- Old gold mining remnants.
- Kauri forests and the Opitonui Kauri.
- A historic homestead owned by the Denize family.
- Old kauri logging remnants.

What do we want?

Recreation & Leisure/Arts/Heritage

- Keep the status quo.
- Maintenance of tennis courts.
- A large open space and wetland for recreation and conservation purposes.
- Design guidelines for the area, to enhance the areas' character and natural beauty in particular the surrounding hills.
- A recorded history of the area.
- More bush walks and historical trails particularly at the western end of New Chums Beach.
- Larger information board and interpretation of the local history with panels (e.g., Opera Point, wharf and kauri industry, South End urupa).
- Recognition of management of archaeological sites by forestry companies in conjunction with NZHPT and Tangata Whenua.
- Enhance pedestrian based community within 800m of shop through good connections and access, and minimise the impact of vehicle traffic.

Recreation & Leisure/Arts/Heritage Cont'd

- Pedestrian linkages around harbour and Esplanade reserve areas of the Pungapunga River and wetlands.
- One –off community recreational events.

What don't we want?

Recreation & Leisure/Arts/Heritage

- Noisy motor craft, vehicles on beach and unrestricted jet skiing.
- Development that removes, reduces or adversely impacts on the wetlands adjacent to the Pungapunga River and Te Punga Road.
- To lose the unpolished feel of Whangapoua.

Priorities for Action - Cultural

Issue	Action	Lead Agency	Other Parties	Priority / Timeline		
				08/10	12/14	16/20
The history of Whangapoua has not been recorded.	<ul style="list-style-type: none"> • Commission history preparation. 	WBRA	Iwi Individuals DoC TCDC	√		
The wetland area between the Pungapunga River and adjacent stream needs to be identified as a zone for protection and restoration.	<ul style="list-style-type: none"> • Identify wetland boundaries and required actions. • Then, establish the most appropriate protection mechanism. 	WBRA	DoC Land Owners Iwi EW		√	ongoing
There is a lack of maintenance and protection of Maori historic sites in the area, including Opera Point and the harbour.	<ul style="list-style-type: none"> • Identify sites and determine actions/ responsibilities for maintenance and protection. 	DoC	Iwi EW TCDC DoC, Reserve group WBRA	ongoing	ongoing	ongoing
There is a need to enhance the pedestrian access for the community within and across the residential community.	<ul style="list-style-type: none"> • Commence planning for good pedestrian connections and access around the community, to minimise the impact of vehicle traffic. 	WBRA	Reserve Group TCDC DoC Iwi	√	ongoing	

Note:

EW = Environment Waikato

TCDC = Thames-Coromandel District Council

WBRA = Whangapoua Beach Ratepayers Association

DoC = Dept of Conservation