

" A "

Part VII

INCURSIONS BY TAINUI INTO THE DOMAIN OF TUWHARETOA

THE DEFIANCE OF NGATI PAREKAAWA

Ponui

‘The enveloping darkness’

West of Whakamoenga Point, Lake Taupo
U18 : 714697

Whakaangiangi

‘Appearing to float freely’

On the south west side of Motuoapa, Lake Taupo
T18 : 77486

Rerepo

‘Leap into darkness’

In the gorge of the Mangakara Stream, Western Bay,
Lake Taupo
T18 : 4665

This story must begin with the rise of Ngati Parekaawa. Their origin began with a war party of Ngati Raukawa, led by Te Atainutai, against Tuwharetoa to avenge the death of Poutu te Tangi, killed during an attack by Tuwharetoa against people of Arawa called Ngati Tama, at Waihaha. The Ngati Maniapoto tradition is that the taua assembled and departed from Rurutangiao, a pa on the edge of the forest on the northern side of the tussock plain at the Waimiha headwaters.

Sir John Grace, in *Tuwharetoa*, says that the taua first went to Waihaha, from where it skirted the lake to the pa named Ponui, situated near Rangatira Point. This pa was attacked and a chieftain named Hineteao was killed, but her husband escaped and fled to warn Te Rangiita at Whakaangiangi pa, which stood on the western side of Motuoapa.

The Ngati Raukawa taua spent some days at Ponui and then journeyed round the lake to the valley of the Tauranga-Taupo River, where it attacked a pa called Horohenuku before proceeding to Whakaangiangi, where they found the inhabitants ready for defence.

An attack was made, during which Te Atainutai was wounded by a young warrior armed with a spear. When the Raukawa taua withdrew, the chief enquired who was responsible for his wound. It is said that several came forward to the palisade and claimed that honour, but were rejected because Te Atainutai had been impressed by the tattoo of his attacker. Finally Te Rangiita came forward and was recognised. That led to peacemaking, during which Te Atainutai, because of his admiration of the young man's skill, offered his daughter Waitapu in

marriage. When the wound of Te Atainutai had healed, he and his war party departed, leaving Te Rangiita and Waitapu to make their home at Maraekowhai, on the shores of Lake Taupo.

Te Rangiita, however, became displeased with his wife when she presented him with four daughters in succession: Parekaawa, Urukaihina, Te Piungatai and Toreiti. He therefore sent her back to her father, who was then residing at Te Kawa. As she departed, Waitapu uttered words that have become a proverb in Tuwharetoa: ‘He ahatoa kei te tohara tonu te awa i Nukuhau’ — ‘The river still flows at Nukuhau.’ It is the Waikato River that leaves Lake Taupo at Nukuhau, and Waitapu meant that she was still capable of bearing children. In fact she was already pregnant but had not informed her husband.

When her condition became known to Ngati Raukawa, they were concerned that if her child were to be a son he might espouse the cause of Tuwharetoa against them and become an enemy. The child was indeed a boy, but when the elders came to see it, Waitapu artfully concealed its sex and the child was spared. Meanwhile, Te Rangiita had been informed that Waitapu had now borne him a son, and he sent an escort to bring her back to Maraekowhai. The child was named Tamamutu and was followed in due course by three brothers: Manunui, Meremere and Tutetawha.

The first-born daughter, Parekaawa, was a woman of strong character and settled with her followers on the eastern and southern shores of Lake Taupo. They became known as Ngati Parekaawa.

The next episode of the saga of that tribe occurred some generations later, when Herea was

THE AVENGING OF MOTU O PUHI

Piripekapeka

'Close-growing branches of a tree'

On the eastern face of Turangitukua

Nukuhau

'Shifting winds'

Waikato River outlet at Taupo

U18 : 7674

Rotongaio

'Lake of the ngaio tree'

South of Waitahanui on the eastern side of the lake

U18 : 7561

Motutere

'Floating island'

South of Halletts Bay

T18 : 6853

Motutaiko

'Island of the black petrel'

An island close to the eastern side of the lake

T18 : 6556

Pukawa*

'The food revolts me'

Near the south-western corner of the lake

T18 : 4881

Waione

'Sandy water'

At Lake Rotoaira

T19 : 444389

In *Tuwharetoa*, Sir John Grace relates how, in about 1828, Ngati Tuwharetoa and the other tribes of Taupo avenged the slaughter of Motu o Puhi by a combined war party of the Hauraki tribes of Ngati Maru and Ngati Tamatera and some hapu of Ngati Raukawa who were migrating to Manawatu and Kapiti.

Determined to follow the example of coastal tribes and secure guns for their own defence, the Taupo tribes managed to prepare great quantities of flax, which was carried to Maketu, the landing place of the *Arawa* canoe in which their ancestors had come to New Zealand. Here they traded flax for firearms with a European trader named Tapsell.

At this time the battle of Taumatawiwi had not occurred and the Hauraki tribes, including Ngati Maru and Ngati Tamatera, were still living about Karapiro, Piarere and Piraunui, within easy striking distance of Lake Taupo. These Hauraki tribes and their allies of Ngati Whakatere planned to make a further attack upon Taupo, for they were convinced that the district could be easily overrun.

A large war party of Ngati Maru under Te Arakai, Te Wharemarumaruru and Te Tioro, and a strong force of Ngati Tamatera with some Ngati Whakatere, under Hihitaua, was assembled, and during the month of January — two years after the fall of Motu o Puhi — journeyed to Taupo. The Ngati Whakatere chiefs under Hihitaua were Rangitaiki, Te Wiwini o Rongo and Te Wharaunga. The force came with the object of completing what had

not been accomplished at Whakatara — to annihilate Ngati Tuwharetoa. It possessed a number of guns, but the chiefs were not aware that Te Heuheu and his people were now similarly armed.

The war party approached the north-western shores of Lake Taupo and came to Piripekapeka. The invaders soon realised that the defenders were prepared for the raid and that the pa was of considerable strength, with a natural rock shelter and places for sentries and spearmen on the cliffs. It appeared adequately manned and impossible to take by assault.

The defenders of the pa were some of Ngati Parekaawa, to whom Hihitaua was related. He used that relationship to persuade them that the war party had no hostile intention and to entice them to come down and meet the chiefs of the war party. With the invading taua was a warrior called Kokopu, who was also related to most of the Ngati Parekaawa chiefs, and he endeavoured to warn those in the pa of the intended treachery. That warning he attempted to convey by playing on his flute a certain tune, but it was evidently misunderstood or ignored.

The defenders were thus beguiled into accepting the invitation and, confident of the goodwill of Hihitaua and his friends, abandoned the sanctuary of their pa and came down to the lake shore where the war party was encamped.

No sooner had all the Ngati Parekaawa defenders reached the lakeshore than Te Arakai and his warriors fell upon them. Many were killed and the others taken prisoner. Maori historians liken the incident to the taking of ducks in the snare of a cunning hunter.

*Pukawa can be translated as 'The food revolts me' or 'The food is bitter' — from Tia's exploration of Taupo. Or 'The rocks where Rereao kept his home fires burning' — from Sir John Grace's *Tuwharetoa*.



The beach where the war party landed. The pa at the foot of the cliff beyond is now concealed by scrub.



The cliff at Piripekapeka, with the rock shelter at left.



The rock shelter at the foot of the cliff at Piripekapeka.



The cliff above the refuge cavern.

KOKOPU'S LAMENT FOR NGATI PAREKAAWA

Noho noā Meremere, kua i te tangata
 Nana te tohe, nana te maro,
 Rere ke mai nei he parera noho noa
 A Rau-maroro.
⁵ E kore e noho noa i te tarawaha.
 E ai te karena.
 Ka pau te ki atu, whakataha ki tahaki
 He po taua tenei e hoki kai tua o Manuka.
 I hakua hei aha te uri o Te Tahiwī?
¹⁰ Hititaua riri whakawareware
 Ngakau kino tama, e te uri o Te Huia;
 I a Rangitaiki, i a Te Wiwini-o-rongo
 Patu whakawai, ka hua ko te ora tonu ake tenei.
 Tena ra, e, nga hau o Punaweko
¹⁵ Hei whakariupapa mania paheke
 Haere atu i tou huarahi,
 I te wai kowhitiwhiti a Paretuiri.
 I te whiti pakaha,
 I a Te Wharaunga kia pukanatia,
²⁰ Kia tanuku noa o kiri angaanga.
 Wareware ana hoki, e Raha, to ngakau
 E hao nei koe ki te tu ki te riri,
 Ki te tuku a po na te awa poreterete,
 He wareware ano te whakatauki atu,
²⁵ 'Hei huanga te atua kia ware noa iho?'
 I mohio o tupuna ki te whakatupapa.
 Taka marire ki te hanga
 E whakamatakuria nei a te riri,
 I moimoia ake te kuri, i tuku tahuatia
³⁰ Hei utu mo nga hanga a Te Riupawhara,
 Mo Wahineiti, mo Pataua, mo Te Hau-o-Taranaki,
 Mo te kohatu a Te Rangimaheu
 I runga o Whakatara
 I roto o Motutere i reira te ripanga;
³⁵ Herehere kau ana te taura ki a koutou,
 Kihai i haparapara, kia kai atu Tahuna,
 Kia nui ai te hara, e i.

Carefree is Meremere, as if he were not the man
 Always so persistent, always headstrong,
 Who deflected hither the fate of witless ducks
 Of Rau-maroro (the expert fowler).
⁵ Ye should not have descended to that open place,
 Heedless of the friendly warning.
 Ye were told oft to take refuge elsewhere
 From the night of strife returning from beyond
 Manuka.
 Why then blame the progeny of Te Tahiwī?
¹⁰ Hihitaua the deceitful fighter,
 Evil-minded son, progeny of Te Huia;
 He, with Rangitaiki, and Te Wiwini-o-rongo
 Smote treacherously, when 'twas thought to be a
 deliverance.
 Come then, O winds of Punaweko
¹⁵ So that misfortune may beset
 The pathway upon which ye all went,
 Across the glistening waters of Pare-tuiri
 At that dangerous crossing,
 Where Te Wharaunga will be stared at defiantly,

²⁰ Indeed, your heads will not have tumbled in vain.
 Verily, quite forgotten, O Raha, was your
 proneness
 To seek always some cause for strife,
 Hence (were they) dispatched to the night like
 dipping ducks;
 Forgetful, too, not to answer with the proverb,
²⁵ 'Is the God (of War) our kin that we should be so
 witless?'
 Your ancestors were wise in the art of deception.
 Now comes this thing,
 This most feared thing, a battle to the death,
 Lured forth like dogs, taken as a food offering
³⁰ In payment for the deeds of Te Riupawhara;
 For Wahine-iti, for Pataua, and for Te Hau-o-
 Taranaki,
 And because of that rocky pinnacle of
 Te Rangimaheu,
 (Which defied them) up there at Whakatara.
 It was within Motutere ye all were herded;
³⁵ Unresisting, ye were all tied together,
 No words were uttered, before Tahuna ate his fill,
 Thus magnifying this ignoble deed.

1. Meremere — A younger brother of Parekaawa. His name is used here to refer to his sister's people.
2. Rau-maroro — An ancestor mentioned in the traditions of Ngati-Tuwharetoa: he was a noted snarer of wild ducks. The Ngati-Parekaawa were similarly ensnared and killed when they succumbed to the blandishments of Hihitaua.
3. Open place — Tarawaha.
4. Friendly — In reference to the warning by Kokopu, when he played upon a trumpet, as a token of regard.
5. Manuka — Referring to the harbour of Manuka at Onehunga in a figurative manner.
6. Te Tahiwī — The father of Hihitaua.
7. Te Hihitaua — Leader of the taua.
8. Huia — According to some accounts, a chief of Ngati-Raukawa; some say an abbreviation of the name of Parehuia, the mother of Hihitaua.
9. Rangitaiki — Te Wiwini-o-rongo — These men were of Ngati-Whakare who were in the war-party of Hihitaua.
10. Punaweko — A village, and also the name of the cultivations at Piripekapeka.
11. Misfortune beset — 'Whakariua' meaning to take away or dispose of.
12. Glistening waters — The waters of Lake Taupo.
Paretuiri — Of Ngati-Parekawa.
13. Te Wharaunga — Of Ngati-Raukawa, who was in Hihitaua's war-party.
14. Raha — Te Raha, of Ngati Whakare, who was absent elsewhere when Hihitaua's war-party arrived; if he had arrived in time he would have killed Hihitaua. The foregoing is Te Taite's annotation. (I am inclined to think that the reference here is to Te Rauparaha, the famous leader of the Ngati-Toa: he was related to Ngati-Parekaawa on his mother's side — Pei Te Hurinui.)
15. Dipping — Descriptive of ducks dipping their heads as they swim about in the lake.
16. Is the God (of War) our kin — In reference to the deceit of Hihitaua.
17. Wise in the art of deception — Wise in summing up a war situation. There was, for instance, an ancestor of these people named Tuhera, who, during a battle against the Wanganui tribes, heaped up rushes so that the heaps might be mistaken for men; he then proceeded to run backwards and forwards between the heaps with his *taiaha*. The Wanganui people were deceived and thinking there was a big force, they retired. But when Hihitaua practised his deceit, the descendants of Tuhera were not cautious.

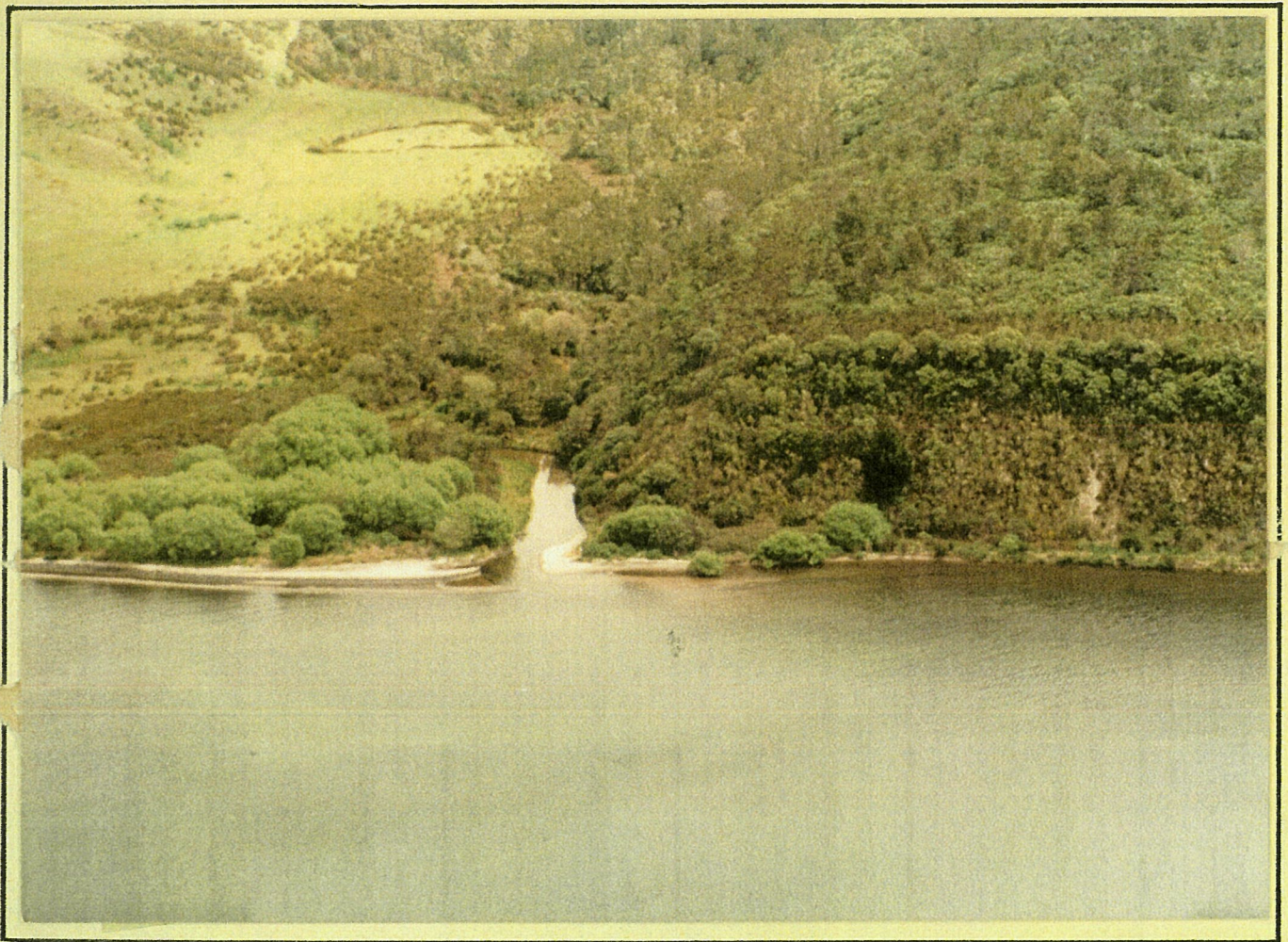
" B "



WHAREROA "C" CONCEPT PLAN

24 Pages

The Proprietors of Hauhungaroa No. 6



*Whareroa River Mouth showing:
South side North side*

Presented to the Taumarunui County Council
November, 1984

CONCEPT PLAN

Presented to
Taumarunui County Council

by

THE PROPRIETORS OF HAUHUNGAROA NO. 6

November 1984

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CONCEPT PLAN FOR THE DEVELOPMENT
OF WHAREROA VILLAGE
Pursuant to Section 276 of
The Local Government Act 1974

For convenience Section 276 is reproduced at Page 14 hereof

1.0 HISTORICAL

1.1 The Incorporation was created by order of the Maori Land Court on the 26th of August 1965 specifically for the purpose of securing road access to and subdividing for residential use 200 acres of the Hauhungaroa No. 6 Block fronting on to Lake Taupo

1.2 That area is now reduced to 52.4948 hectares by an exchange which vested the southern part of the original block in the Lands & Survey Department as extension to Rangitukua Scenic Reserve

1.3 Hauhungaroa No. 6 originally comprised more than four thousand acres stretching from the western highway to Lake Taupo on either side of the Whareroa Stream. The portion not vested in this Incorporation became Whareroa Station and is now owned and managed by another Incorporation

1.4 In 1958 several of the owners of Hauhungaroa No. 6 had applied to the Maori Land Court to partition out house sites on the Lake frontage. At that time there was no access to the Lake except for a farm track some five miles in length through the block

1.5 The owners were therefore persuaded to incorporate so that the house sites they sought could be provided with legal road access

2.0 ROAD ACCESS

2.1 It transpired that the provision of legal access was very difficult and in fact it was not secured until November 1971 by an extension from the Kuratau Hydro Road for some five kilometres

through Waituhi-Kuratau and Whareroa Stations to the western boundary of the Incorporation land.

2.2 The Incorporation proceeded to form the road to design specification approved by the Council and then applied a base course of metal. It is intended that when the standard of formation is acceptable to the Council that application should be made for its consent to legalise the road under Section 421 of the Maori Affairs Act 1953.

2.3 The road in fact follows the southern portion of a route which was planned by Council about 1964 as a link road to connect Kuratau Hydro Road with Karangahape Road and so provide a loop route for rural mail and school bus services. It could eventually be extended in that way and the need will probably arise as the land it traverses is developed more intensively.

2.4 Legalisation and extension of the road through the Incorporation's land to the edge of Lake Taupo will provide public access to a popular section of the lake frontage now accessible only from the lake.

2.5 Its extension to the north could provide access to a number of land locked blocks near Poukura, at present served only by a farm track about eleven kilometres in length off Karangahape Road.

3.0 TOPOGRAPHY

3.1 The site comprises two plateau areas on the edge of the lake divided by the valley of the Whareroa Stream. To the south there is an area of flat land adjacent to the Rangitukua Scenic Reserve, hereafter called Kowhai flat.

3.2 The concept plan shows contours at 5 metre intervals.

3.3 A significant feature of the plateau areas is that they have been formed into terraces by the lake at its former levels.

so that almost every part, save the valley floor, has a view over the lake

4.0 INTENTION

4.1 The intention is to develop a lake side village, self contained so far as water supply, sewerage and other services are concerned

4.2 It could provide 350 house sites, most of which would undoubtedly be used as holiday homes with a gradual increasing number of permanent residents

4.3 The Incorporation wishes to avoid development of a suburban character and accordingly wishes to use ground contours to create clusters of houses separated by reserves and screened by native trees and shrubs

5.0 RESERVES

5.1 The Incorporation proposes to create recreation and other reserves of a scenic nature

5.2 Reserves of a scenic nature are planned to divide residential clusters. They would be located on the slopes which divide the terraces. The general effect is shown on Concept Plan A annexed

5.3 Unfortunately all of the original vegetation, except on part of the northern plateau, was destroyed in early farming development by the Department of Lands & Survey so that it is necessary to replant species appropriate to the district

5.4 The Incorporation wishes to plant the reserves referred to in Paragraph 5.2 as soon as possible. This will probably require establishment of a nursery for native trees and shrubs appropriate for the purpose, and protective fencing

5.5 Development is proposed in stages but planting of scenic reserves could proceed as soon as the Council approves the layout

suggested for roads and reserves so that in most cases trees and shrubs could be well established before later stages of development begin

5.5 To ensure best use of recreation areas adjacent to the beaches Incorporation believes that vehicles should be excluded from the vicinity of the river mouth and Kowhai flat near the southern boundary. Accordingly it proposes parking areas located at a suitable distance from the beach area in each case. Vehicles could be confined within those areas by suitable post and rail fencing

5.6 A strip 20 metres wide on either side of the Whareroa Stream is leased to the Department of Internal Affairs for the fisheries project referred to in Paragraph 11.2.1 until 1999. It is however subject to a Right of Way in terms of Section 14(4) of the Maori Land Amendment and Maori Land Claims Adjustment Act 1926

5.7 That Right of Way is in fact limited to holders of fishing licences. Because of its importance as a spawning stream the Whareroa is not open for fishing. In view of the importance of the fisheries project the Incorporation would prefer that the Council should waive the esplanade reserve required for the stream banks and thus leave Internal Affairs Department in control. Its lease will undoubtedly be extended on expiry for this purpose

6.0 EARLIER PLANNING

6.1 About 1975 the Incorporated presented concept plans to show how the village could be developed. It was then asked to offer the area north of the stream to the Lands & Survey Department for constitution as a reserve

6.2 The Incorporation agreed and suggested that the Department purchase that area at the amount of the anticipated net return which the Incorporation's shareholders would have received had the subdivision proceeded. The Department finally said that it could not afford that price and the proposal lapsed

6.3 During that negotiation, Incorporation submitted a scheme plan for subdivision of the southern side only and the Council finally gave its approval in December 1978. That approval has since lapsed and the submission of this concept plan becomes necessary. The new proposal follows the same basic layout but section sizes will be modified to conform to the Council's current ordinances

6.4 The Incorporation recently renewed its offer to dispose of the northern area to the Department of Lands & Survey which replied that it would accept it only on a long term lease basis which is not acceptable to the Incorporation

6.5 That offer was made to honour an undertaking given some years ago but in any case the Incorporation believes that development of both areas is desirable. That would be in conformity with the current residential zoning and is necessary to ensure a viable and self sustaining community settlement

7.0 THE RIVER CROSSING

7.1 Earlier planning included provision of a crossing over the Whareroa Stream designed by Mr Holland of Bruce Henderson & Associates, Consulting Engineers of New Plymouth now known as Scott Holland and Partners. Planning included the approach roads on either side to design and specification prepared by Mr Withers, Registered Surveyor

7.2 The Whareroa Stream is apparently the only stream on the western side of the lake where access to the headwaters is not prevented by water falls. The Department of Internal Affairs wished to ensure that a stream crossing would not create a barrier to upstream trout migration. The proposal therefore was for an Arco Super Arch culvert which would have left the stream bed undisturbed

7.3 These plans were submitted to Council which apparently approved them but directed that the crossing should be the subject of a planning application at the appropriate time

7.4 The crossing will be used by the rising main to the proposed oxidation pond if the Council requires a conventional system, with a temporary crossing if installation of the main precedes installation of the culvert

8.0 SEWERAGE

8.1 The Incorporation strongly urges approval of the sequential batch reactor (SBR) system adopted by Taupo County Council for its Lake shore settlements. That system is described in the Council's sewerage Code for Lake Taupo settlements - November 1982

8.2 That system requires provision of a conventional septic tank at each site or for a group of sites, for removal of gross solids and partial treatment, collection, and treatment at SBR Plant, and disposal of effluent by a ground disposal system located at a suitable distance from the Lake

8.3 Pipe work will generally be of smaller diameter and at flatter grades than for conventional systems due to the reduced solids and grease content

8.4 The ground irrigation site or sites would be purchased from the Proprietors of Whareroa Station and located at a suitable distance from the residential area, the stream and the lake

8.5 If Council requires a conventional system such as that proposed for this development in 1978 then the Incorporation suggests that any necessary oxidation pond should be located on a site to be purchased from Whareroa Station

8.6 Application for the appropriate water rights will be made as soon as Council determines which system it prefers

9.0 WATER SUPPLY

9.1 The whole village would be reticulated with a gravity water

supply from a reservoir site on the southern side of the valley at an elevation of 463 metres. An alternative reservoir site is available at 456 metres. Both are so located that the storage tanks will be unobtrusive

9.2 A small temporary reservoir could be located at lower levels to serve the initial stages of development

9.3 It is intended that water be pumped to the reservoir from Lake Taupo with the intake below the established minimum control level

9.4 A suggested location for the intake is shown adjacent to the proposed marina

9.5 The pumping plant would include a chlorinator with provision for addition of a filtration plant should that become necessary

9.6 Application for the appropriate water right will be made when the concept plan is approved

10.0 STORM WATER

10.1 The Incorporation appreciates the need to prevent storm water polluting the stream or Lake during the construction phase and when development is completed

10.2 Accordingly it will ensure that appropriate provision is made for control of stormwater at all stages of the project

10.3 A piped stormwater drainage system will be constructed in accordance with the provisions of NZs4404 to collect runoff from roads, and runoff from lots discharging onto roads

10.4 Subject to the necessary water rights being procured majority of the development will discharge to Lake Taupo, at locations to be determined during the detailed design stage. Consideration will also be given to providing a grassed retention area on the

stream flats to allow for settlement of gross solids during periods of intense rainfall. This would be designed to drain over a period of some hours after the high runoff ceases

10.5 The south eastern corner of the development will discharge directly to the lake in the vicinity of the proposed marina

11.0 MARINA AND BOAT RAMP

11.1 The Incorporation strongly urges that planning should provide for a marine on foreshore of lake Taupo at the southern end of Kowhai flat close to the Rangitukua Scenic Reserve. There is a ski lane on the foreshore of the scenic reserve and that would be approximately 150 metres south of the proposed marina

11.2 The reasons for seeking approval of the marina project are:-

1. That the Whareroa Stream is almost the only stream on the western side of Lake Taupo which provides spawning areas for trout throughout its length and it is for this reason that the Department of Internal Affairs has leased portion of the Incorporation's land and also portion of Whareroa Station. On that leasehold it maintains a fish trap for the purpose of recording the passage of trout upstream for spawning
2. Lake Taupo is notoriously subject to sudden squalls and boatmen should have a haven readily available

Whareroa is located on a relatively exposed stretch of lake frontage. Apart from the Whareroa River mouth the nearest havens are Kuratau River mouth 3.2 km south and Te Hapua Bay 6.0 km north

11.3 The Incorporation believes that it is the public interest that a haven should be provided at Whareroa and that boatmen should be induced to avoid the Whareroa river mouth by provision of an alternative

11.4 It is clear that the people who come to Lake Taupo, either for holiday purpose or as permanent residents, expect to be able to use the lake for boating and this is the reason why boat ramps have been provided on all of the lake shore settlements including

Pukawa, Omori and Kuratau. A boat ramp will undoubtedly be required at Whareroa and one suitable site exists at the northern end of Te Hape Bay near Kowhai flat

11.5 A boat ramp alone however could lead to congestion on the open lake. Therefore the boat ramp should be located within the marina itself

11.6 A preliminary layout of the marina on Kowhai flat is shown on Scott, Holland & Partners' Drawing 4096/01 reproduced on the overall Concept Plan B (No. 3)

11.7 That provides for:-

- (a) Rock protected breakwaters extending a short distance into the lake to form the entrance to the marina, orientated so as to afford maximum protection from waves
- (b) The perimeter wall of the marina of timber pole and plank, or post by post construction, as illustrated by the typical section detail on Drawing 4096/01
- (c) Each pair of berths to be serviced by a small timber jetty. These will either be at a fixed level, or allowed to float with varying lake level. This matter is being further considered
- (d) A small wharf adjacent to the access road area to allow for loading, unloading, refuelling and general access to boats, for short periods
- (e) A concrete paved boat ramp
- (f) The access road from the development above, the car and trailer, car parking area, and the general beach-picnic areas to be tidied, and landscaped to create an aesthetically pleasing and functional recreation area

11.8 Final details of the marina and surrounding area will be confirmed following approval of the Concept plan

11.9 The Incorporation believes that management of the Marina should be entrusted to the users, subject to control by Council. At Kinloch for example it is managed by a Company of which the shareholders are owners of house sites in that settlement

11.10 A similar management at Whareroa could be achieved after

construction of the marina by the Incorporation, by a lease to such a company or a Trust which would then maintain it, subletting berths to resident shareholders and charging a small fee for use of the boat ramp

11.11 Application for any water right necessary and approval of Internal Affairs Department would follow approval by Council of the concept plan

12.0 CAMPING GROUND

12.1 Whareroa is already popular for camping during the summer but that use is at present only at the pleasure of the Incorporation which permits use of the access and its land for the purpose

12.2 The area used hitherto has been that south of and adjacent to the Whareroa Stream mouth where willow trees now provide shelter and privacy, but that area is intended as a recreation reserve and the willow trees are to be removed and replaced with native trees and shrubs

12.3 It is accordingly proposed to provide a site for a camping ground further up the river valley when the appropriate stage of development is reached

13.0 DEVELOPMENT SEQUENCE

13.1 It is proposed to develop the project in stages and to submit a separate scheme plan for each stage but conforming to the total concept

13.2 The initial stages will involve a substantial capital expenditure to upgrade the access road, to provide electric power, and headworks for water and sewerage

13.3 This means that the initial stages should be of areas which will generate a substantial cash flow, in other words some of the most desirable sites

13.4 It also means that because of the cost of the river crossing that the southern side should be developed before the northern

13.5 Accordingly the Incorporation proposes that the first stage of development should be off the main access road to above the kowhai flat area; and off the access track to the proposed parking area and marina (See plan)

13.6 This would enable development of the sites fronting that section of the road and the cul de sac to the east, 68 sections and 720 metres of road, with 120 metres of access track to kowhai flat

13.7 The second stage could be of the residential clusters above the proposed marina on Kowhai flat

14.0 FUNDING

14.1 Because of the high capital cost of the initial stages of development the Incorporation asks that Council accept a bond for completion of some works within a reasonable time to be agreed upon

14.2 For example it would be of considerable assistance to the Incorporation if the cost of sewerage could be spread. If it agrees that a SBR system is appropriate then it may be agreed that the septic tanks which will be required should be used for say two years before the system to dispose of effluent is provided

14.3 The initial capital cost could also be reduced if Council agreed that a separate ground irrigation plant to dispose of effluent should be provided for each side of the valley. That would avoid a substantial length of the rising main to the oxidation pond on the north side which would be required for a conventional system

14.4 Whichever system it requires however Council may be prepared to allow the Incorporation time to accumulate the capital required from section sales

14.5 The sites to be provided in the proposed first stage of development area are all some distance from the lake and at a considerable elevation so that there is little risk of effluent from conventional septic tanks reaching the lake waters

14.6 Even if it requires a conventional system Council therefore may agree that the Incorporation should not be called upon to provide sewerage treatment facilities until say forty sections have been sold and title can be given to the purchasers

15.0 MANAGEMENT

15.1 The Incorporation would wish to retain management of the project until such time as services to be provided can be handed over to Council

15.2 That of course could be in sections as each stage of development is completed to Council's satisfaction and on deposit of the Land Transfer Plan for that stage or in terms of any bonding accepted

15.3 It is anticipated that eventually a Community Council could be created under the provisions of the Local Government Act to assist the Council in administration of Whareroa but in the early stages of development the Incorporation would wish to provide caretaker and management services; subject of course to any reasonable direction which may be made from time to time by the Council for better attainment of the proposals set out in this concept plan

16.0 DISTRIBUTION

16.1 The Incorporation asks that Council should approve the following distribution of this Concept plan to other interested authorities and undertakes to deliver copies to them forthwith

DISTRIBUTION

Taumarunui County Council - Taumarunui	16 copies
Tongariro United Council - Taupo	4 copies
Internal Affairs Department - Rotorua	1 copy
Waikato Valley Authority - Hamilton	1 Copy
Secretary Tuwharetoa Trust Board - Turangi	1 copy
Chairman - Tuwharetoa Trust Board - Sir Hepi Te Heu Heu - Taumarunui	1 copy
Ministry of Works - Hamilton	1 copy
Department of Lands & Survey - Hamilton	1 copy
	<hr/>
	26 copies
	=====

THE LOCAL GOVERNMENT ACT PROVIDES:-

[276. Concept plan may be required in certain cases -

(1) Subject to Section 279(6) of this Act, where -

(a) The owner of any land in the district proposes to subdivide the land into more than 50 allotments any of which are to be used solely or principally for commercial, industrial, or residential purposes, or any 2 or more such purposes; or

(b) In the opinion of the council the subdivision will have special or unusual features -

the owners shall -

(c) Before submitting the scheme plan of the subdivision to the Council for approval, and before undertaking any work involving the disturbance of the surface of the land (other than necessary clearing of vegetation and other investigate work required to enable the concept plan to be prepared), or any excavation of the land, or doing any other work on the land for the purposes of the subdivision, notify the Council of his proposal; and

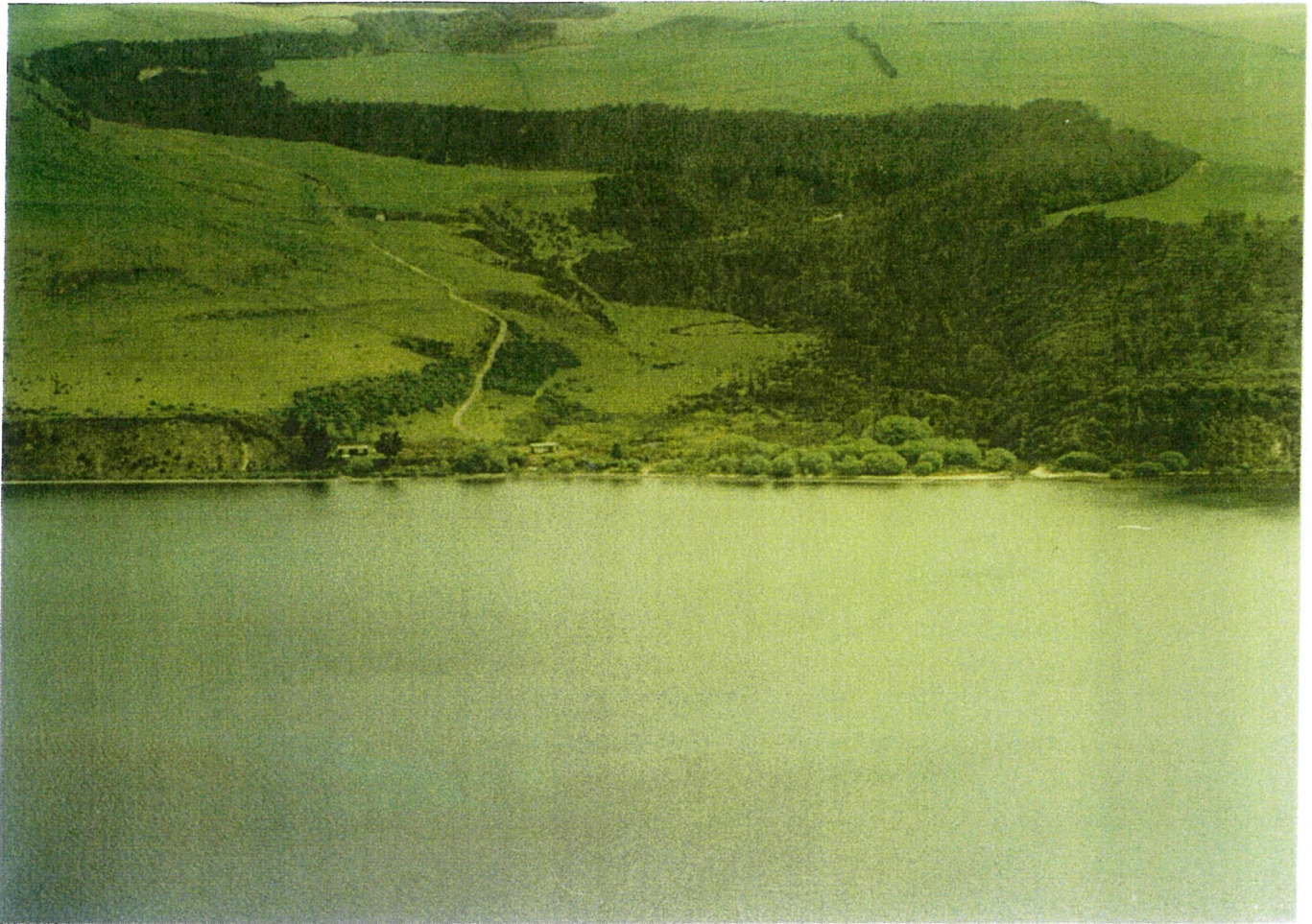
(d) If so required by the Council, submit to the Council a concept plan of the proposed subdivision, together with such additional copies as the Council may require

(2) Where any concept plan is submitted to the Council by the owner under Subsection (1) of this section -

(a) The Council may require the owner to include in or attach to the plan such details as the Council considers necessary to give a general outline of the nature of the proposed subdivision and of the approximate location of roads, reserves, school

sites, drains, other public utilities or amenities, and the approximate layout of proposed allotments, and details of any other land of the owner adjoining the land in the proposed subdivision which the Council considers may be subdivided at a later date:

- (b) The owner shall forthwith after submitting the plan to the Council give public notice that the plan is open for inspection by any person, without fee, during ordinary office hours at the public office of the Council for a period of one month after the date of the giving of the notice, and the plan shall be open for inspection accordingly. The notice shall contain a description of the land sufficient to enable it to be readily identified



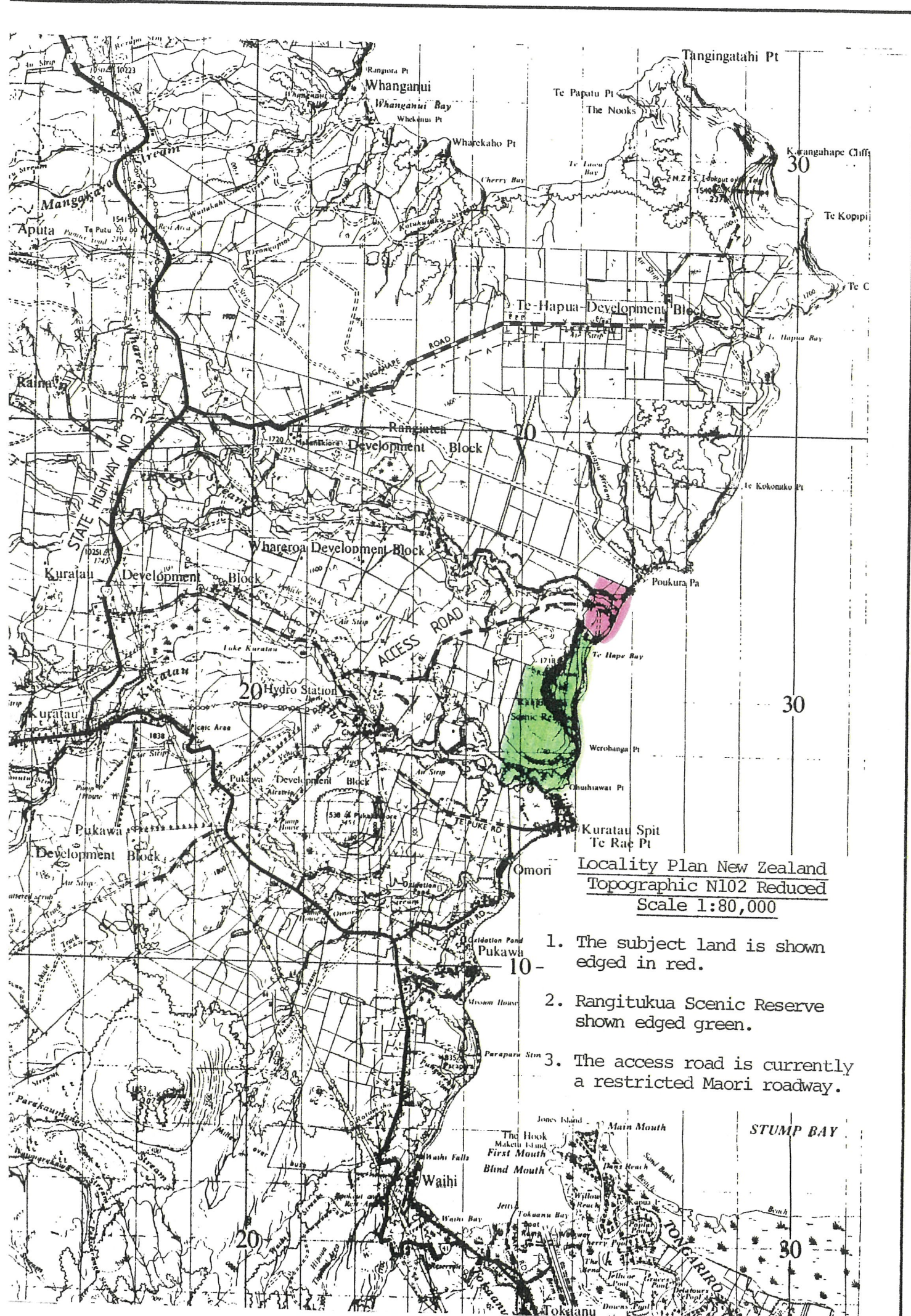
Whareroa Valley. The white hut beside the track marks the Incorporation's boundary with Whareroa Station. Part of the subdivision area appears on the terraces beside the track.



The remainder of the southern subdivision area showing the boundary with the scenic reserve and Kowhai flat. The proposed marina site is left of the three poplars on the lake front.



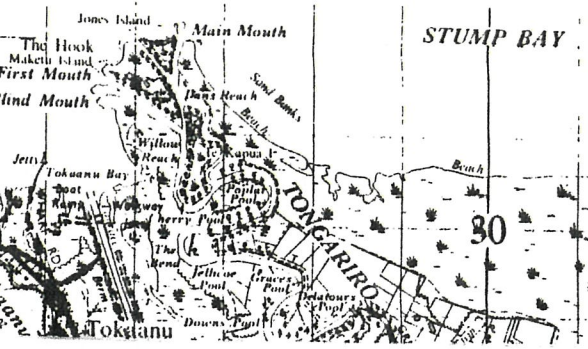
The Kinloch marina. That proposed at Whareroa would be of similar design but smaller.



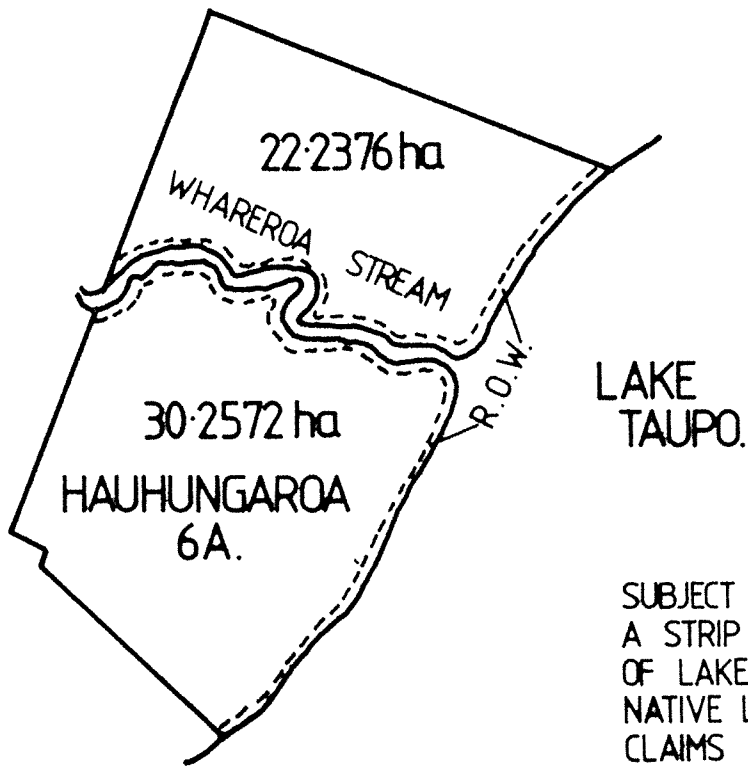
Locality Plan New Zealand
 Topographic N102 Reduced
 Scale 1:80,000

1. The subject land is shown edged in red.
2. Rangitukua Scenic Reserve shown edged green.
3. The access road is currently a restricted Maori roadway.

STUMP BAY



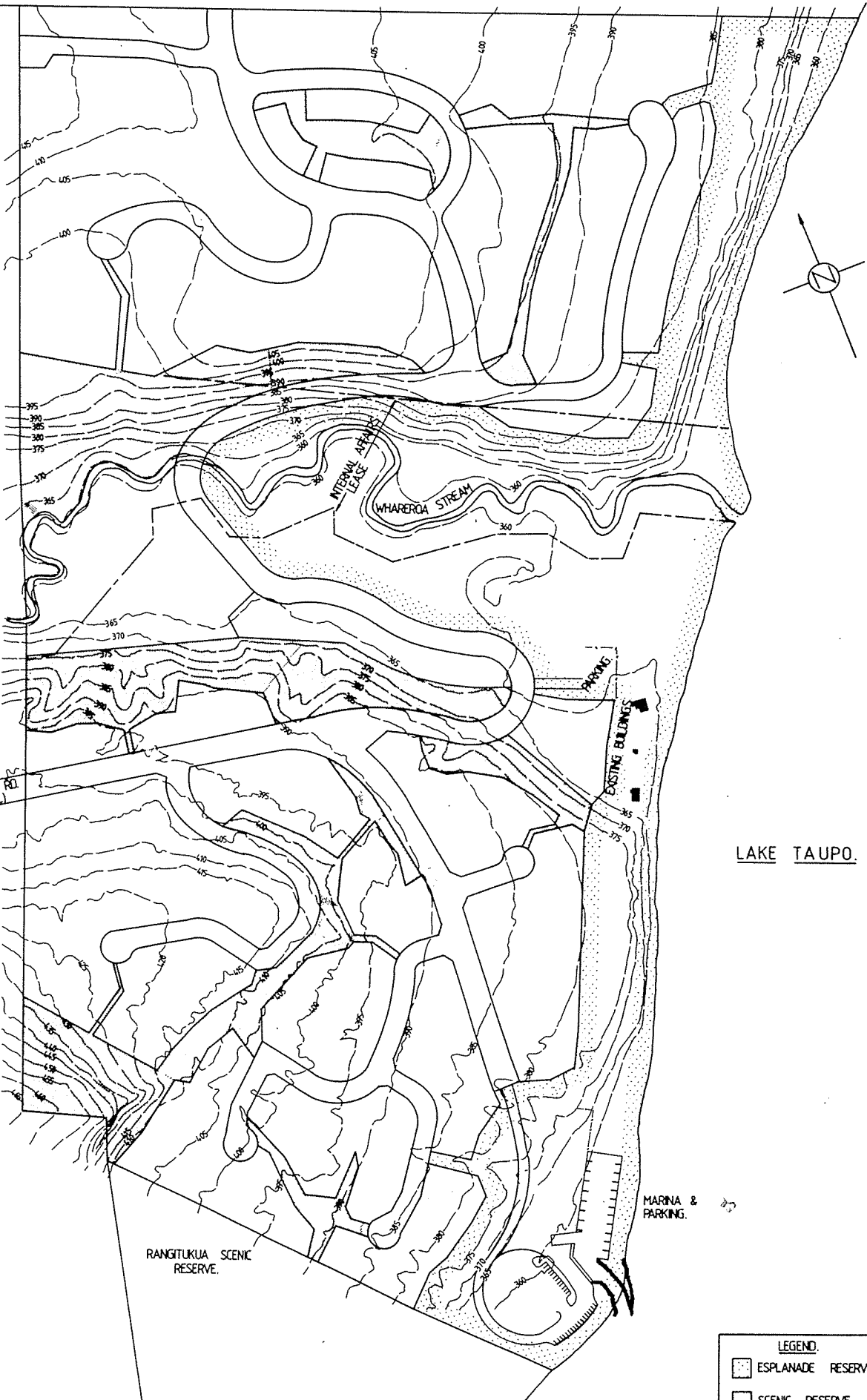
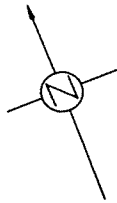
TITLE DIAGRAM.



SUBJECT TO A PUBLIC RIGHT OF WAY OVER
A STRIP OF LAND AROUND THE MARGIN
OF LAKE TAUPO CREATED BY SECTION 14
NATIVE LAND AMENDMENT AND NATIVE
CLAIMS ADJUSTMENT ACT 1926.

LAND COMPRISED IN PART HAUHUNGAROA 6A BLOCK
BEING BLK. XIV KARANGAHAPE S.D. C.T. 26B/734 (BAL)
TOTAL AREA 52.4948.



HAUHUNGAROA 1A1



LAKE TAUPO.

RANGITUKUA SCENIC RESERVE.

LEGEND.

-  ESPLANADE RESERVE.
-  SCENIC RESERVE.

CONCEPT PLAN A.

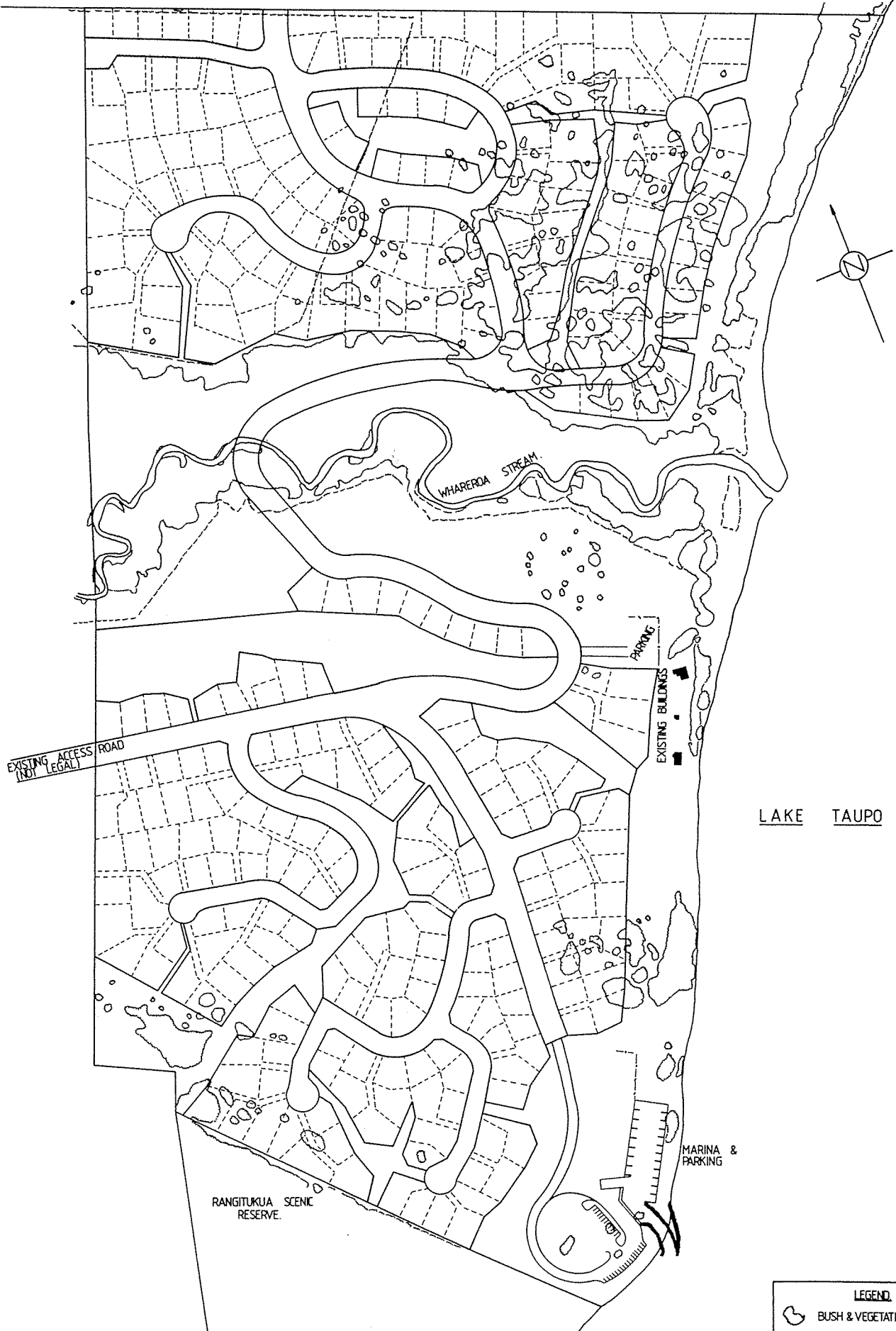
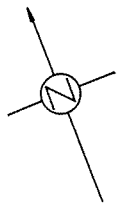
Prepared by: BLANE, WITHERS & ASSOCIATES,
REGISTERED SURVEYORS
TAUMARUNUI.

CONCEPT PLAN SHOWING RESERVES, ROADS & CONTOURS
OF THE SUBDIVISION OF PART
HAUHUNGAROA NO 6 BLOCK.

Prepared for: THE OWNERS OF PT. HAUHUNGAROA NO. 6 BLOCK.		DRAWN: GIB		CHECKED: IBB		SCALE: 1/1500		SHEET: 4	
REGISTERED SURVEYOR		DATE: NOV. 1988		DATE: NOV. 1988		DATE: NOV. 1988		DATE: NOV. 1988	

ALL LEGS N. TOP OF
THE LAKE TAUPO DOTTED

HAUHUNGAROA 1A1



LAKE TAUPO

RANGITUKIA SCENIC RESERVE

MARINA & PARKING

PARKING

EXISTING BUILDINGS

EXISTING ACCESS ROAD
(NOT LEGAL)

LEGEND
BUSH & VEGETATION

CONCEPT PLAN B

Prepared by: BLANCE, WITHERS & ASSOCIATES,
REGISTERED SURVEYORS,
TAUMARUNUI

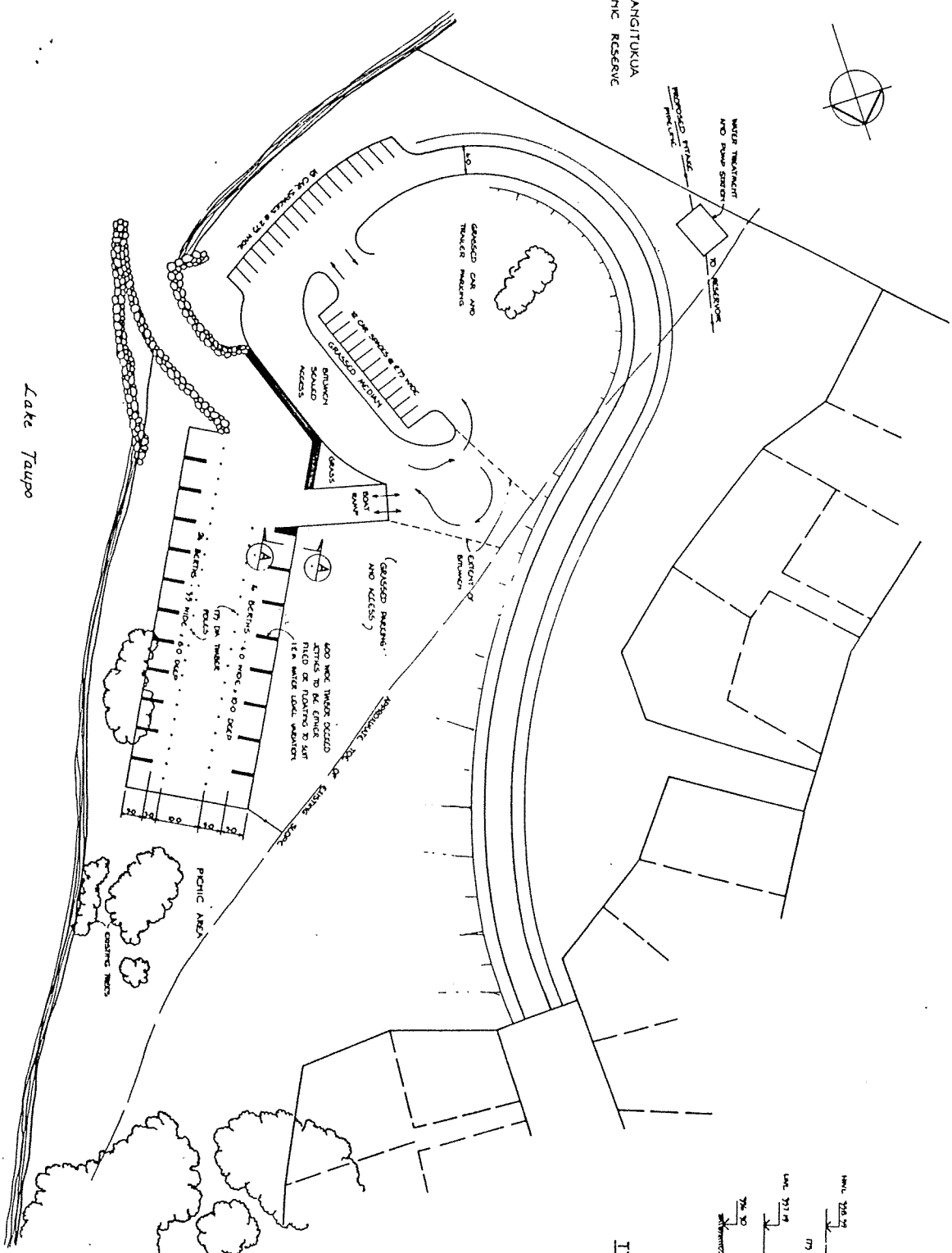
CONCEPT PLAN
OF THE SUBDIVISION OF PART
HAUHUNGAROA NO. 6 BLOCK.

Prepared for: THE OWNERS OF
PT. HAUHUNGAROA NO. 6 BLOCK.

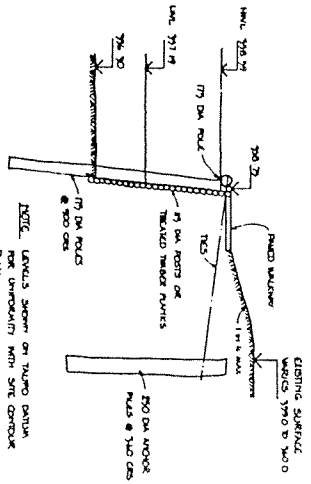
DATE	1994
SCALE	1/1500
DATE	NOV 1994
ORIGIN	188
DRAWN	618
DESIGNED	618
BY	BLANCE

3

TURANGITUKUA
SCENIC RESERVE



Lake Taupo



TYPICAL SECTION A-A Provisional

Scale 1:1000	
Author/Drawn	Checked
Date	Project
Client	Drawn
Project	Scale
Sheet	Number

SCOTT, HOLLAND AND PARTNERS
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
NEW PLYMOUTH and Auckland
NEW ZEALAND
P.O. BOX 647 TELEPHONE - (041) 787X

WHAREROA DEVELOPMENT
PROPOSED MARINA & PARKING AREA

4096-01
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SCOTT, HOLLAND AND PARTNERS

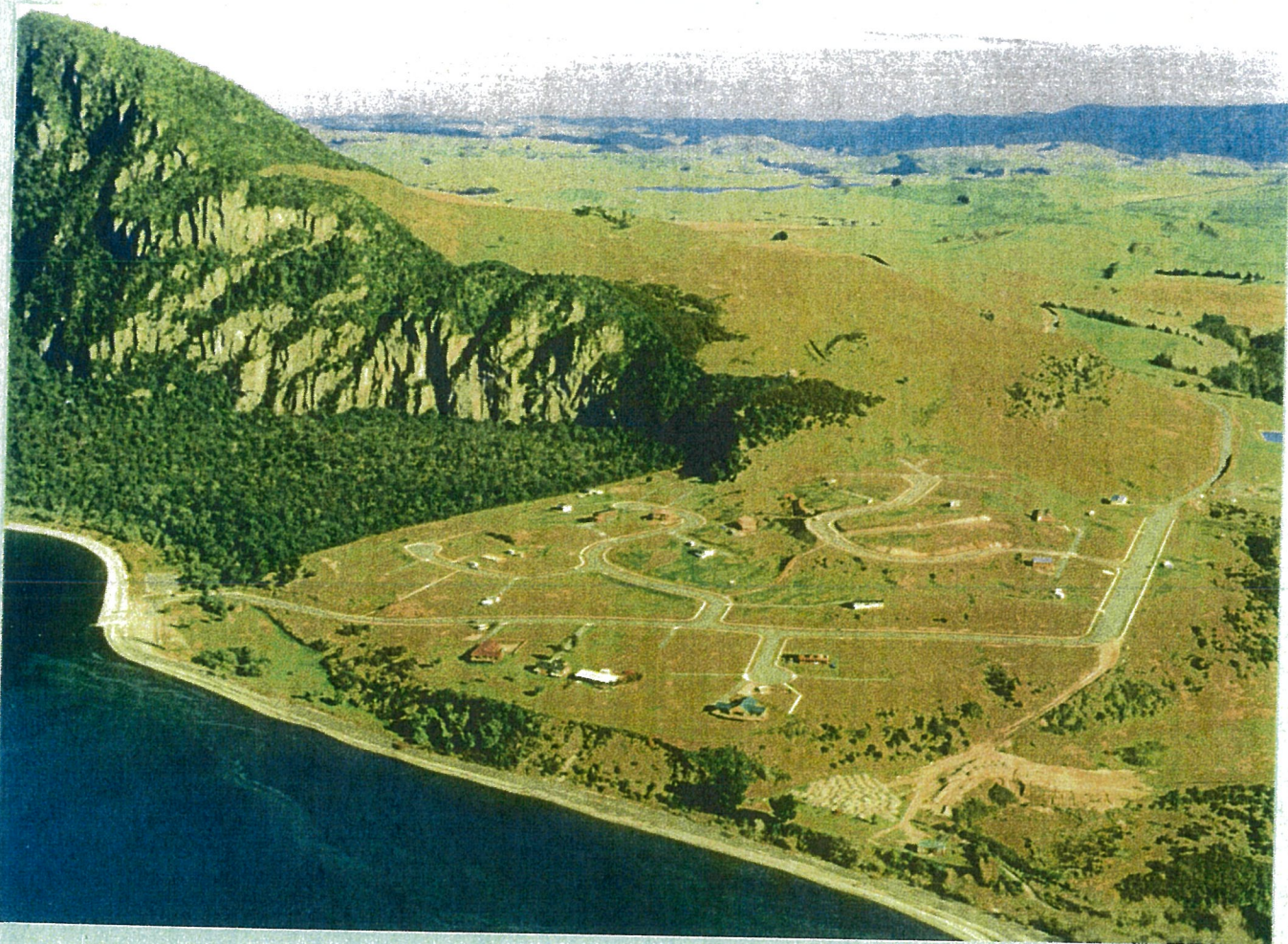
THE
HAU

28 Pages.

"D"

ORS OF
A No. 6

Report on WHAREROA VILLAGE SUBDIVISION for Taupo District Council



COMMITTEE:

L. Wilson, Chairman
K. Patena
W. Mateparae
H. Kahura
S. Kahura
H. K. Phillips

SECRETARY:

F. L. Phillips

SURVEYORS:

Blance & Assoc.

24th August 1989

Upon the visit of Her Worship
the Mayor of Taupo to
Whareroa Village

Joan Williamson.

The history of the efforts of the Maori Incorporation, the Proprietors of Hauhungaroa No.6, to develop Whareroa Village was recounted in the Concept Plan presented to Taumarunui County Council in November, 1984. A copy of that report was presented to Taupo County Council and other interested bodies in accordance with Section 276 of the Local Government Act 1974.

It is relevant to reproduce portions of that plan, and comment on progress.

1.0 Historical

- 1.1 The Incorporation was created by order of the Maori Land Court on the 26th August 1965 specifically for the purpose of securing road access to and subdividing for residential use, 200 acres of the Hauhungaroa No.6 Block fronting on to Lake Taupo.
- 1.2 The area was reduced to 52.4948 hectares by an exchange which vested the southern part of the original block in the Lands and Survey Department as extension to Rangitukua Scenic Reserve.
- 1.3 Hauhungaroa No.6 originally comprised more than four thousand acres stretching from the western highway to Lake Taupo on either side of the Whareroa Stream. The portion not vested in this Incorporation became Whareroa Station and is now owned and managed by another Incorporation with the same Committee of Management and substantially the same shareholders.
- 1.4 In 1958 several of the owners of Hauhungaroa No.6 had applied to the Maori Land Court to partition out house sites on the Lake

frontage. At that time there was no access to the Lake except for a farm track some five miles in length through the block.

1.5 The owners were therefore persuaded to incorporate so that the house sites they sought could be provided with legal road access.

1.6 The present Committee of Management is:

Lewis Wilson, Chairman

Hauauru Kahura

James Waetapu

Piripoi Mateparae

Kepa Patena

Steven Kahura

Howard Kenneth Phillips

The Secretary is F.L. Phillips, Solicitor of Otorohanga

Treasurer-Accountant is Miss Marilyn Connolly of Otorohanga

Surveyors are Messrs Blance and Associates of Taumarunui

Engineers are Messrs Scott Holland & Co Ltd of New Plymouth

1.7 Mr Wilson acts as the Development Project Manager and lives permanently at the village.

2.0 Road Access

2.1 It transpired that the provision of legal access was very difficult and in fact it was not secured for some 6 years until November 1971, by an extension from the Kuratau Hydro Road for some five kilometres through Waituhi-Kuratau and Whareroa Stations to the western boundary of the Incorporation land.

2.2 The road has now been sealed and legalised for the ten kilometres from the Western Highway the Incorporation paying all of the cost of the five kilometres of Whareroa Road, and half of the cost of upgrading Kuratau Hydro Road.

2.3 The cost of that access to the Incorporation has been \$759,000.

2.4 The concept plan stated that extension of Whareroa Road to the north could provide access to a number of land locked blocks near Poukura, at present served only by courtesy of adjoining owners over a farm track about eleven kilometres in length off Karangahape Road.

2.5 The vital element is a crossing over the Whareroa Stream on a route approved by Taumarunui County Council in 1987.

3.0 Topography

3.1 The village site comprises two plateau area on the edge of the lake divided by the valley of the Whareroa Stream. To the south there is an area of flat land adjacent to the Rangitukua Scenic Reserve, which we have called Kowhai flat and which has been vested as a general purpose reserve.

3.2 A boat ramp has been provided here by the Incorporation on the basis of a license from the Department of Conservation for a ten year term.

3.3 A toilet and ablution block has also been provided originally financed by the Incorporation, but later repaid by Taumarunui County Council.

4.0 Intention

4.1 The intention stated in the concept plan was to develop a lake side village, self contained so far as water supply, sewerage and other services are concerned.

4.2 The plan stated that the village could provide 350 house sites, most of which would undoubtedly be used as holiday homes with a gradual increasing number of permanent residents. In fact it appears that probably about 400 can be provided.

- 4.3 The Incorporation wished to avoid development of a suburban character and accordingly wishes to use ground contours to create clusters of houses separated by reserves and screened by native trees and shrubs. The development which has occurred to date has followed that concept, but of course the full benefit of tree and shrub planting has yet to be achieved.
- 4.4 To obtain a certificate under Section 306 of the Local Government Act 1974 the Incorporation gave a bond to Taumarunui County Council to ensure completion of the development work in Stages 1, 2 and 3. A copy of that bond which lists the matters to be completed is attached.
- 4.5 Taumarunui was recently requested to review the bond and its view of the situation is set out in a letter from Mr Campbell dated 1st August 1989 and attached hereto.
- 4.6 The Incorporation has not yet replied.
- 4.7 To secure the bond the Incorporation deposited cash with Taumarunui County Council originally the sum of \$185,499.00 but now reduced to \$71,007.27.
- 4.8 That deposit was on an interest bearing basis the rate of interest originally 22% but reducing as the Incorporation was able to negotiate a lower rate of interest from its financier, ANZ Bank. The current rate is 19.75%
- 5.0 Reserves
- 5.1 The Incorporation proposed to create recreation and other reserves of a scenic nature and has done so. Its achievement in this field are sent out in the submission made to Taumarunui County Council on 30th June 1988 when it sought a redefinition of the reserve designation area near the Whareroa river mouth.

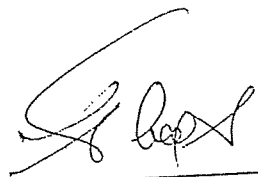
- 5.2 Unfortunately all of the original vegetation, on the village site except on part of the northern plateau, was destroyed in early farming development by the Department of Lands and Survey so that it became necessary to replant species appropriate to the district. A good deal of reserve planting has been completed but the results are not yet readily apparent.
- 5.3 To ensure the best use of recreation areas adjacent to the beaches The Incorporation said in the concept plan that it believed that vehicles should be excluded from the vicinity of the river mouth and Kowhai flat near the southern boundary. Accordingly it proposed parking areas located at a suitable distance from the beach area in each case and suggested that vehicles could be confined within those areas by suitable post and rail fencing. It has transpired that this has not yet seemed necessary at Kowhai flat but may become desirable with more intensive use.

6.0 Sewerage and Water Supply

- 6.1 The sewerage system already installed is sufficient for the southern side and in fact will probably be adequate for the northern side also for several years, until the number of dwellings reaches the capacity of the existing services. Then a separate system would be installed to serve the northern side of the stream. A water supply drawn from Lake Taupo to a reservoir on the southern side of the village has been installed. An additional reservoir may later be required at the same site to serve the northern side of the stream.
- 6.2 It will be necessary to purchase the land required from the Proprietors of Whareroa Station.
- 7.0 The concept plan suggested a marina. However, the Incorporation's experience with the boat ramp it installed has suggested that sand drift particularly during north-easterly gales when the lake is at maximum level would make such a project impracticable.
- 7.1 That is particularly so at the site originally contemplated at

Kowhai Flat. Nevertheless it does appear that a haven for small boats in this portion of the lake is in fact desirable if a suitable site can be found.

- 8.0 The Incorporation has completed the development of the scheme plan approved by Taumarunui County Council in March 1986 and is now desirous of extending its development to the valley floor. A scheme plan for Stage 6 was approved by Taumarunui County Council in 1989.
- 8.1 The road required for that development is to run up the valley from Whareroa Road. The line of that road has been opened to permit inspection.
- 8.2 The next development project on the valley floor is Stage 7 but requires the scheme change which Taumarunui County Council resolved to initiate on 9th February 1989
- 8.3 That Council has not yet set a hearing date to consider the objections, but we note that Taupo District Council was not an objector.



F. L. Phillips

THIS DEED made this 1st day of August 1988

BETWEEN The Body Corporate called PROPRIETORS OF HAUHUNGAROA NO. 6 having its office at 27 Maniapoto Street, Otorohanga (hereinafter called "the owner")

AND TAUMARUNUI COUNTY COUNCIL having its registered office at Taumarunui (hereinafter called "the Council")

WHEREAS the owner having submitted to the Council a scheme for subdivision for residential purposes of part of Hauhungaroa 6A Block at Whareroa was notified by the Council on the 2nd day of April 1986 that it had granted consent to that scheme upon conditions set out in a letter of that date.

AND WHEREAS the owner has made substantial progress in the works necessary to comply with the conditions of that consent and has now requested the Council to approve pursuant to Section 306 of the Local Government Act 1974 various Land Transfer Plans for sundry lots and reserve areas created by such subdivision.

AND WHEREAS one condition of that consent was that the owner should contribute to the upgrading of Kuratau Hydro Road and the parties having agreed upon a basis for that to be done that work has been substantially completed save for second coat seal.

AND WHEREAS the Council wished the owner to enter into a Bond in the sum of THREE HUNDRED AND TWENTY FOUR THOUSAND TWO HUNDRED AND EIGHT DOLLARS (\$324,208.00) to ensure its compliance with that agreement and to provide additional security in terms of section 304 of the Local Government Act 1974 of which \$200,000 was refunded upon completion of the greater part of the work leaving therefore \$124,208 still secured by deposit of funds.

AND WHEREAS the owner did on the 14th day of October 1987 execute a Bond in favour of the Council in the sum of \$162,840.00 to ensure

completion of development work in stage 1 (Lots 1 - 75 both inclusive) of the owners of Whareroa Subdivision including a second coat seal of Whareroa Road.

AND WHEREAS of those works only those items set out in the first schedule hereto are now incomplete.

AND WHEREAS the owner has requested Council to issue a certificate under Section 306 of the Local Government Act 1974 in respect of the Land Transfer Plans required to enable separate Certificates of Title to issue for stage 2 Lots 76 - 132 both inclusive although the works set out in the second schedule are not yet completed.

NOW THEREFORE THIS DEED WITNESSETH that the owner DOETH HEREBY COVENANT AND AGREE to pay unto the Council all of the remaining payments for which it may become liable in terms of that Memorandum of Agreement upon completion of the works set out in the Third Schedule hereto or within fourteen days thereafter.

IT IS DECLARED AND ACKNOWLEDGED that to provide additional or other security the owner has this day deposited with the Council the sum of \$185,499.00 which sum shall be held on short term deposit by the Council in its general account and shall bear interest from the date of receipt to the day of repayment at the rate of 20.75 percentum per annum.

Provided however it is expressly agreed and declared that the Council may apply any part of that sum in satisfaction or partial satisfaction of any sum payable under this Deed in respect of Kuratau Hydro Road should the owner fail to pay the same within fourteen working days after receipt by the owner of any invoice certified in order for payment by Council's General Manager and/or Chief Engineer.

That should the Council apply any part of the monies so deposited with it pursuant to the provisions of the preceding clause that the sum so applied shall from that date cease to bear interest.

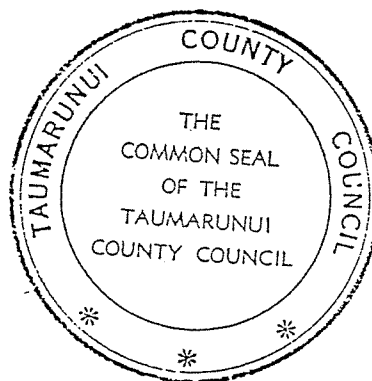
That all notices demands and invoices to be made or delivered to the

owner shall be made or delivered in writing to the Secretary of Hauhungaroa No. 6 Incorporation at the office of Phillips & Powell 27 Maniapoto Street, Otorohanga.

That this bond replaces one to secure payment of \$162,840.00 given by the owner to ensure compliance with other conditions of consent to subdivision in favour of Council in which ANZ Banking Group (New Zealand) Limited is joined as surety on the 14th day of October 1987 and a Bond given on the 14th day of October 1987 secured by deposit of funds.

It is covenanted and agreed that the liability of the owner hereunder shall not be released varied or affected in any way by delay extension of time or other indulgence granted to the owner or suffered or permitted by the Council or by any delay failure or neglect of the Council to enforce these presents or any obligation of the owner hereunder.

THE COMMON SEAL of the Body Corporate)
called TAUMARUNUI COUNTY COUNCIL was)
pursuant to a resolution of the)
Council passed on the 30TH day of)
JUNE 1988 hereunto affixed in the)
presence of:)



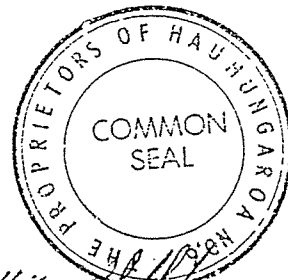
D. W. Siddle

Chairman

[Signature]

County Manager

THE COMMON SEAL of the Body Corporate)
called THE PROPRIETORS OF HAUHUNGAROA)
NO. 6 was hereunto set and affixed in)
the presence of LEWIS WILSON and)
either HAUAURU KAHURA or HOWARD)
KENNETH PHILLIPS members of the)
Committee of Management directed and)
authorised so to do by a resolution)
of the Committee of Management passed)
on the 14th day of October 1987 in)
the presence of:)



Kenneth Phillips

Lewis Wilson

Members of the Committee

FIRST SCHEDULE

Uncompleted works relating to Stage 1; Lots 1 - 75 both inclusive of Whareroa Village Subdivision as at 16th of May 1988.

A.	Item	Progress of Work	Balance of Contract monies to complete	Amount of Bond/Deposit
1.	Earthworks	Completed	Nil	Nil
2.	Sewerage	Completed	Nil	Nil
3.	Stomwater	Completed	Nil	Nil
4.	Water	Completed	Nil	Nil
5.	Roading			
	Basecourse	Completed	Nil	Nil
	Footpath	Completed	Repairs	\$ 1,000.00
	Crossings	Completed	Nil	Nil
	Sealing First	Completed	Nil	Nil
	Second	Not Started	\$22,606.00	\$22,606.00
	Berms	Completed	Nil	Nil
6.	Pump Station	Completed	Repairs	\$ 2,500.00
7.	Pond & Reservoir	Completed	Nil	Nil
8.	As Built Plan	Completed	Nil	Nil
9.	Power	Completed	Nil	Nil
10.	Phone	Completed	Nil	Nil
				<hr/>
				\$26,606.00
				<hr/> <hr/>
			was	\$74,340.00
B.	Whareroa Rd			
	Sealing Second	Not Started	\$60,568.00	\$88,500.00

SECOND SCHEDULE

Uncompleted works relating to Stage 2; Lots 76 - 132 both inclusive of Whareroa Village Subdivision as at 16th of May 1988.

Item	Progress of Work	Balance of Contract Monies to Complete	Amount of Bond/Deposit
1. Earthworks	Completed	Nil	\$ 1,500.00
2. Sewerage	Completed	Nil	\$ 1,500.00
3. Stormwater	Completed	Nil	\$ 1,500.00
4. Water	Completed	Nil	\$ 1,500.00
5. Roading			
Basecourse	Completed	Nil	\$ 2,000.00
Footpath	200 sq.m	\$ 4,600.00	\$ 4,600.00
Crossings	Completed	Repairs	\$ 800.00
Sealing First	To be done on		
	24/5/88	(\$9,500.00)	-
Second		\$ 9,500.00	\$ 9,500.00
Berms	Completed	Nil	-
6. Pump Station	-	-	-
7. Ponds	-	-	-
8. As Built		\$ 7,500.00	\$ 7,500.00
9. Power	Completed	-	-
10. Phone	Completed	-	-
			<hr/>
			\$30,400.00
			<hr/> <hr/>

THIRD SCHEDULE

KURATAU HYDRO ROAD

		Value of Works Not Paid For
Total Works to date 20/5/88	409,095.66	
Retention	<u>40,909.57</u>	40,909.57
	368,186.09	
B. McGover-Lein	<u>5,284.95</u>	5,284.95
	362,901.14	
Progress Payments 1 - 5	362,901.14	
Whareroa Share 50%	181,450.57	
+ GST	<u>18,145.06</u>	
	199,595.63	
Payment from Whareroa		
1	47,860.71	
2	<u>102,435.66</u>	
	150,296.37	
3	49,299.26	
Uncompleted works (estimated)		4,455.48
Second Coat Seal		<u>49,350.00</u>
		100,000.00
		50,000.00

BLANCE & ASSOCIATES

Registered Surveyors
Land Development Consultants

P.O. Box 128
Manu aute Street
Taumarunui, N.Z.

Telephone: ~~(0812) 57 604~~ (0812) 57 604

PRINCIPAL:
I.B. BLANCE
M.N.Z.I.S.
REGD. SURVEYOR

OUR REF: Whar
YOUR REF:

22 August 1989

REPORT ON THE WHAREROA VILLAGE DEVELOPMENT FOR THE COMMITTEE OF MANAGEMENT

1. Boat Ramp
2. Stage 4 Byfords Contract
3. Stage 6
4. Stage 7
5. North Side
6. Sales
7. Advertising
8. Brochures
9. Recommendations

TAUMARUNUI COUNTY COUNCIL

PRIVATE BAG

TAUMARUNUI

TELEPHONE 8188

Our Ref: 8/2/497

Date: 23.6.89

Inquiries to: S.A. Hunter

Blance & Associates
P.O. Box 128
TAUMARUNUI

RECEIVED
26 JUN 1989
no. Whan 546

Your Ref:

Dear Sir

RE: SCHEME PLAN - WHAREROA - STAGE 6

At its meeting on 22 June 1989, the Planning Committee considered the above Scheme Plan and resolved the following:

1. "That pursuant to Section 279 of the Local Government Act 1974, the Scheme Plan of Subdivision of Stage Six, Whareroa as shown on Sheet 78 be approved as amended and;
2. That the objection dated 17 January 1989 be upheld and that Condition "A" of the Scheme Plan approval dated December 1988 be amended to read:
 - (A) Street width shall be 16m minimum width with a 2 coat sealed carriageway width of 7.00 metre minimum.

Yours faithfully


S.A. HUNTER
COUNTY MANAGER

SAH;CR

1. BOAT RAMP

We are processing the final account from the Contractor.

The sand while it builds up with the wind in various directions has not been a problem and the boat ramp for periods has worked as designed.

2. STAGE 4 BYFORDS CONTRACT

Except for second coat, and minor remedial works all other works are complete on this contract.

3. STAGE 6

The sections in Stage 6 have been staked, the turf has been taken off this road and sales sign has been painted.

4. STAGE 7

I still have had no answer from the Taumarunui County Council with regard to the hearing.

5. NORTH SIDE

With luck the Taumarunui County Council should consider this scheme in September.

6. SALES

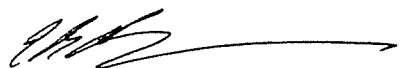
7. ADVERTISING

The Whareroa advertisement was placed by Shirwin James in the three papers twice in August.

8. BROCHURES

I have for your consideration several preliminary brochures and estimates of costs.

9. RECOMMENDATIONS


I B BLANCE
REGISTERED SURVEYOR

TAUMARUNUI COUNTY COUNCIL
PRIVATE BAG

TAUMARUNUI

TELEPHONE 8188
FAX NO. (0812) 8172

Our Ref: 8/2/497 Date: 20.12.88 Inquiries to: S.A. Hunter

Mr I.B. Blance
Registered Surveyor
P.O. Box 128
TAUMARUNUI

RECEIVED

21 DEC 1988

Ref. Whareroa Stg 6

Your Ref:

Dear Sir

RE: SCHEME PLAN - WHAREROA VILLAGE - STAGE 6

At its meeting on the 15 December 1988 the Planning Committee considered the subdivision of Stage 6, Plan 57 for Whareroa Village, Stage 6 and resolved:

THAT PURSUANT TO SECTION 279 OF THE LOCAL GOVERNMENT ACT 1974 THE COUNCIL APPROVE THE SUBDIVISION OF STAGE 6, PLAN 57 SUBJECT TO CONDITIONS:

1. THAT LOT 188 BE GIVEN DISPENSATION FOR A REDUCED FRONTAGE AND FROM CONDITION 2407.1 OF THE 20M CIRCLE TOUCHING THE FRONT BOUNDARY.
2. THAT THE TAUMARUNUI COUNTY COUNCIL SUBDIVISIONAL STANDARDS SHALL APPLY TO ALL WORKS IN PARTICULAR THE FOLLOWING:
 - (A) STREET WIDTH SHALL BE 17M MINIMUM WITH A 2 COAT SEALED CARRIAGEWAY WIDTH OF 8.00M MINIMUM
 - (B) ACCESSWAY - LOT 558 SHALL BE 6M WIDTH WITH A TWO COAT SEALED CARRIAGEWAY WIDTH OF 5.0M.
 - (C) A STORMWATER RETICULATION AND DISPOSAL SYSTEM SHALL BE INSTALLED AT NO EXPENSE TO THE COUNCIL AND TO THE SATISFACTION OF THE WAIKATO CATCHMENT BOARDS STANDARDS AND WATER RIGHTS.

(D) THAT ALL LOTS BE PROVIDED WITH POWER AND TELEPHONE RETICULATION LAID UNDERGROUND.

(E) THAT LOT 552 NOT BE ACCEPTED AS A RESERVE.

(F) THAT LOT 558 WHICH PROVIDES LEGAL ACCESS TO LOTS 189, 190 AND 191 BE HELD IN THE SAME OWNERSHIP OR BY TENANCY-IN-COMMON IN THE SAME OWNERSHIP AS THE LAST NAMED ALLOTMENTS.

NOTE) THIS CONDITIONS WILL REQUIRE THE CONSENT OF THE DISTRICT LAND REGISTRAR.

(G) NO EARTHWORKS SHALL BE UNDERTAKEN ON THE SITE WITHOUT THE PRIOR APPROVAL OF THE COUNTY ENGINEER. ALL EARTHWORKS SHALL BE STABILISED AND COMPLETED WITH NEAT BATTERS AND GRADES TO THE SATISFACTION OF THE COUNTY ENGINEER AND SHALL BE GRASSED.

(H) ALL WORKS SHALL BE DESIGNED TO COMPLY WITH THE COUNCIL'S STANDARD REQUIREMENTS (ROTORUA, TAUMARUNUI, TAUPO, WHAKATANE, LOCAL GOVERNMENT SUBDIVISIONAL STANDARD REQUIREMENTS) IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE COUNTY ENGINEER BEFORE ANY ENGINEERING WORK IN THE SITE COMMENCES.

(I) ALL WORKS SHALL BE SO DESIGNED AND CARRIED OUT THAT:

(i) NO EROSION OF LAND OR DISCHARGE OF SILT OR OTHER POLLUTANTS TO WHAREROA STREAM AND LAKE TAUPO OCCURS.

(ii) PRACTICAL VEHICULAR ACCESS TO A SUITABLE BUILDING SITE ON EACH SECTION IS PROVIDED FOR; AND

(iii) THE STABILITY AND SUITABILITY FOR BUILDING PURPOSES OF ALL SECTIONS IS ENSURE, USING CRIB WALLING OF PERMANET MATERIALS WHERE NECESSARY.

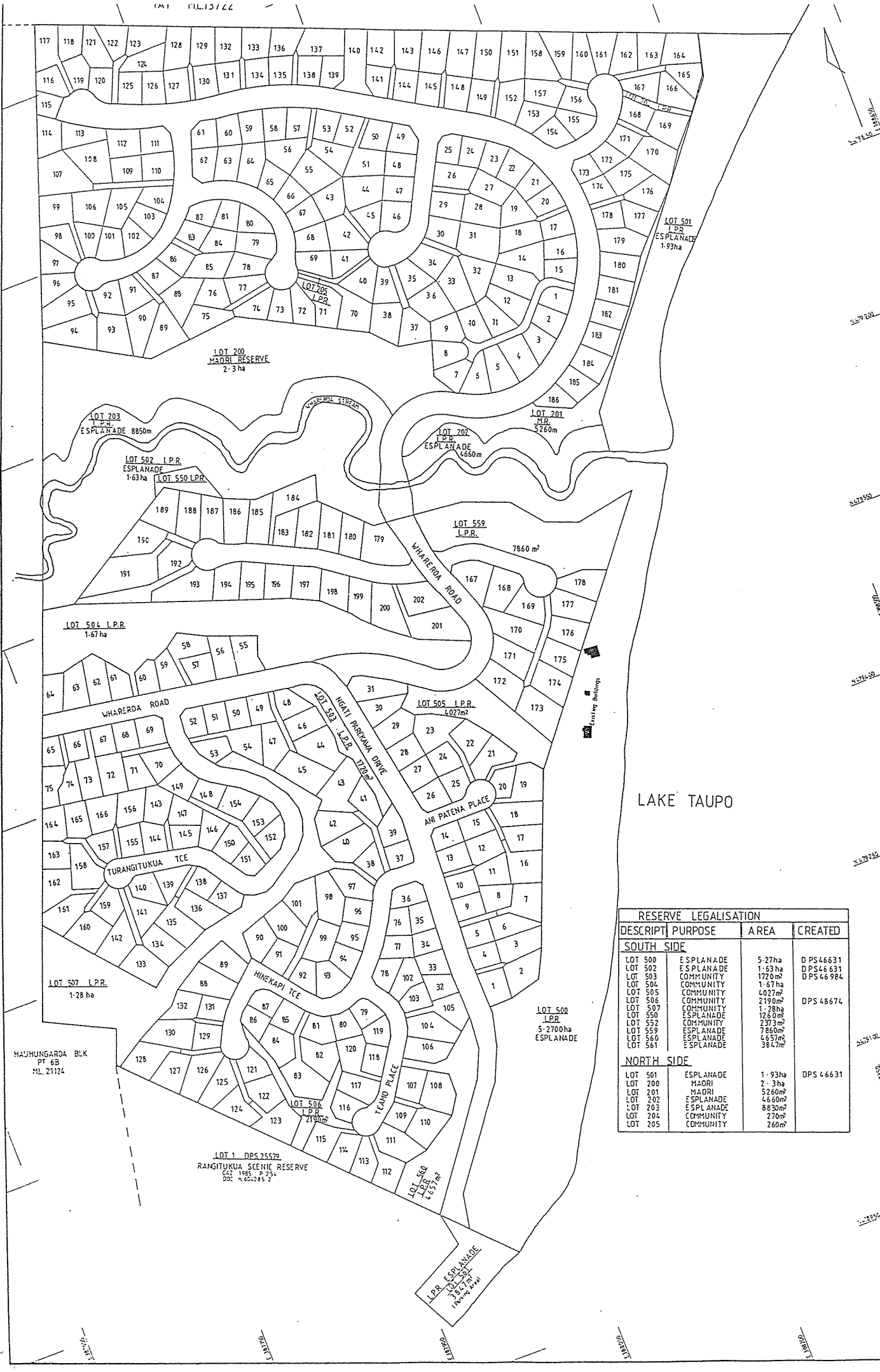
(J) AS LAID AND BUILT PLANS DRAWN TO STANDARDS ACCEPTABLE TO THE COUNTY ENGINEER AND SHOWING ALL SERVICES, SHALL BE DEPOSITED WITH THE COUNTY ENGINEER PRIOR TO SIGNING AND SEALING OF THE LAND TRANSFER PLAN.

Yours faithfully



S.A. HUNTER
COUNTY MANAGER

SAH;CR



RESERVE LEGALISATION			
DESCRIPT	PURPOSE	AREA	CREATED
SOUTH SIDE			
LOT 500	ESPLANADE	5.27ha	DPS 46631
LOT 502	ESPLANADE	1.63ha	DPS 46631
LOT 503	COMMUNITY	1720m ²	DPS 46631
LOT 504	COMMUNITY	1.67ha	
LOT 505	COMMUNITY	4.027m ²	
LOT 506	COMMUNITY	2.190m ²	DPS 46674
LOT 507	COMMUNITY	1.28ha	
LOT 508	ESPLANADE	12.60m ²	
LOT 509	COMMUNITY	2.93m ²	
LOT 559	ESPLANADE	7860m ²	
LOT 560	ESPLANADE	4.657m ²	
LOT 561	ESPLANADE	38.47m ²	
NORTH SIDE			
LOT 501	ESPLANADE	1.93ha	DPS 46631
LOT 200	MAORI	2.3ha	
LOT 201	MAORI	5260m ²	
LOT 202	ESPLANADE	4.660m ²	
LOT 203	ESPLANADE	8830m ²	
LOT 204	COMMUNITY	278m ²	
LOT 205	COMMUNITY	266m ²	

GENERAL INFORMATION PLAN

PREPARED BY:
 BLANCE & ASSOCIATES
 REGISTERED SURVEYORS &
 LAND DEVELOPMENT CONSULTANTS
 TAUMARUNUI

LOT 500 2.6600ha

LOCAL PURPOSE RESERVE (ESPLANADE.)



NOTES:
1. ALL AREAS ARE PLANIMETERED.
2. B.O.D. DISTANCES ARE SCALED.

I IAN BRUCE BLANCE REGISTERED SURVEYOR DO HEREBY CERTIFY THAT THIS SCHEME PLAN HAS BEEN PREPARED BY ME IN ACCORDANCE WITH THE PROVISIONS OF THE LOCAL GOVERNMENT ACT 1974.
I Ian Bruce Blance
REGISTERED SURVEYOR.

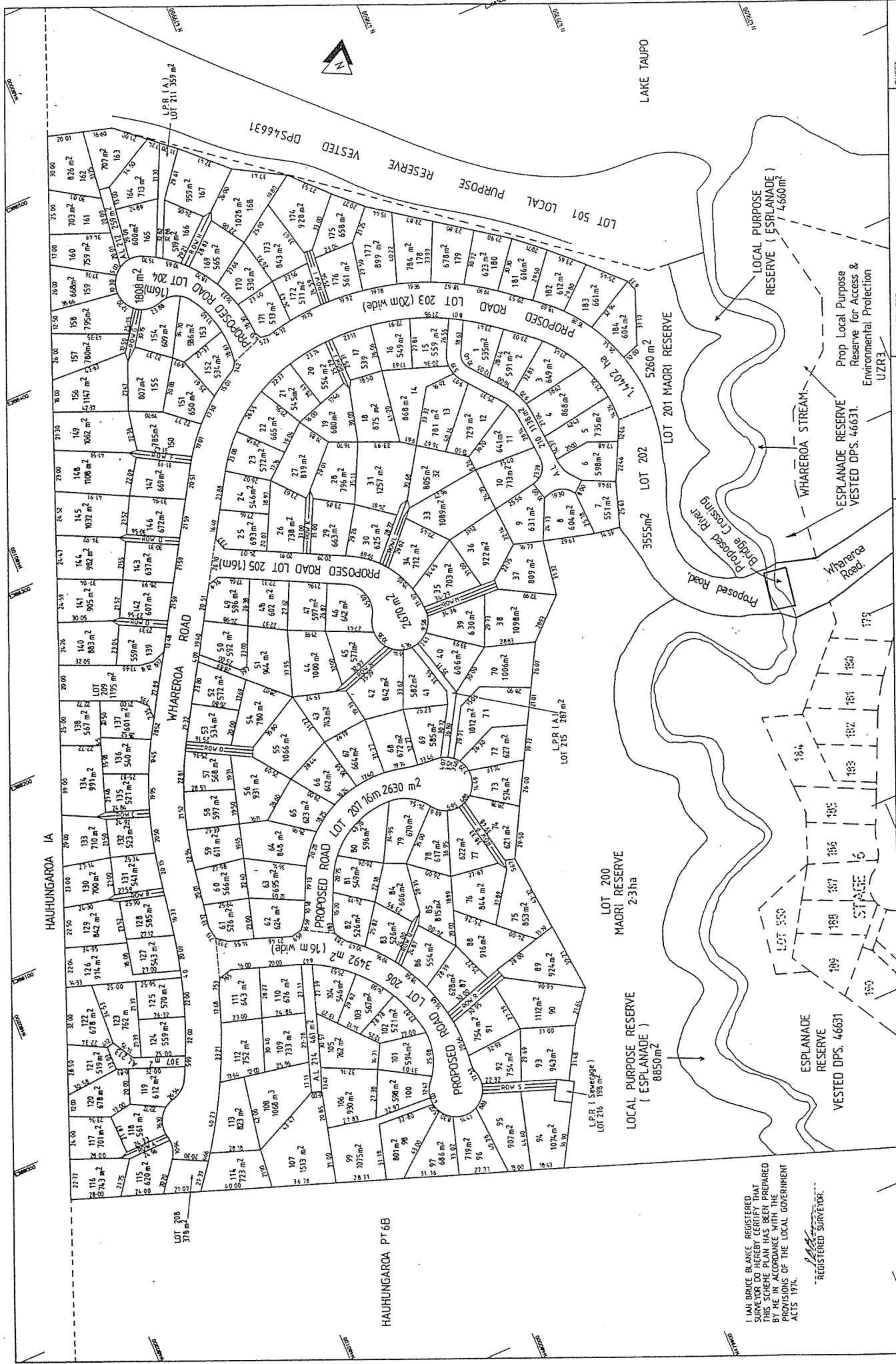
TCC ref: 8/2/403

PREPARED FOR:	THE OWNERS OF	5/AB
DRAWN BY:	PT. HAUHUNGAROA NO. 6 BLOCK.	SCALE OF
CHECKED BY:	G.I.B.	1:1000
DATE FEB. 1986	G.I.B.	REF. 1.59

DETAILED SCHEME PLAN — WHAREROA DEVELOPMENT.

STAGE 1.		STAGE 2 cont.		STAGE 5	
Section	Area m ²	Section	Area m ²	Section	Area m ²
1	574	86	520	155	595
2	905	87	500	156	601
3	265	88	975	157	570
4	500	89	830	158	975
5	560	90	740	159	620
6	608	91	578	160	975
7	908	92	575	161	1015
8	671	93	735	162	1180
9	533	94	567	163	860
10	511	95	547	164	800
11	743	96	525	165	770
12	778	97	760	166	74
13	970	98	1006	167	833
14	573	99	986	168	
15	570	100	952	169	
16	918	101	921	170	
17	880	102		171	
18	940	103		172	
19	565	104		173	
20	565	105		174	
21	84.6	106		175	
22	676	107		176	
23	1041	108		177	
24	524	109		178	
25	510	110		179	
26	400	111		180	
27	615	112		181	
28	413	113		182	
29	803	114		183	
30	706	115		184	
31	480	116		185	
32	551	117		186	
33	573	118		187	
34	567	119		188	
35	573	120		189	
36	580	121		190	
37	500	122		191	
38	500	123		192	
39	566	124		193	
40	1062	125		194	
41	332	126		195	
42	1073	127		196	
43	1313	128		197	
44	1085	129		198	
45	1160	130		199	
46	740	131		200	
47	815	132		201	
48	869	133		202	
49	800	134		203	
50	800	135		204	
51	520	136		205	
52	540	137		206	
53	974	138		207	
54	760	139		208	
55	760	140		209	
56	774	141		210	
57	631	142		211	
58	785	143		212	
59	595	144		213	
60	555	145		214	
61	590	146		215	
62	485	147		216	
63	570	148		217	
64	570	149		218	
65	518	150		219	
66	580	151		220	
67	512	152		221	
68	575	153		222	
69	600	154		223	
70	718	155		224	
71	781	156		225	
72	815	157		226	
73	427	158		227	
74	427	159		228	
75	773	160		229	
76	510	161		230	
77	600	162		231	
78	600	163		232	
79	600	164		233	
80	510	165		234	
81	600	166		235	
82	600	167		236	
83	600	168		237	
84	600	169		238	
85	510	170		239	

PREPARED BY:
BLANCE WITHERS & ASSOCIATES
REGISTERED SURVEYORS
TAUMARUNUI.



PREPARED BY: **BLANCE & ASSOCIATES**
REGISTERED SURVEYORS AND
LAND DEVELOPMENT CONSULTANTS
TAUMARUNUI

NORTH SIDE SCHEME PLAN
 WHAREROA SUBDIVISION

PREPARED FOR:
 THE PROPRIETORS OF HAUINGAROA BLK N° 6.

SCALE AS SHOWN
 C.B. 1:60
 F.B. 9:40
 L.B. 40

CHECKED
 DATE APRIL 1989

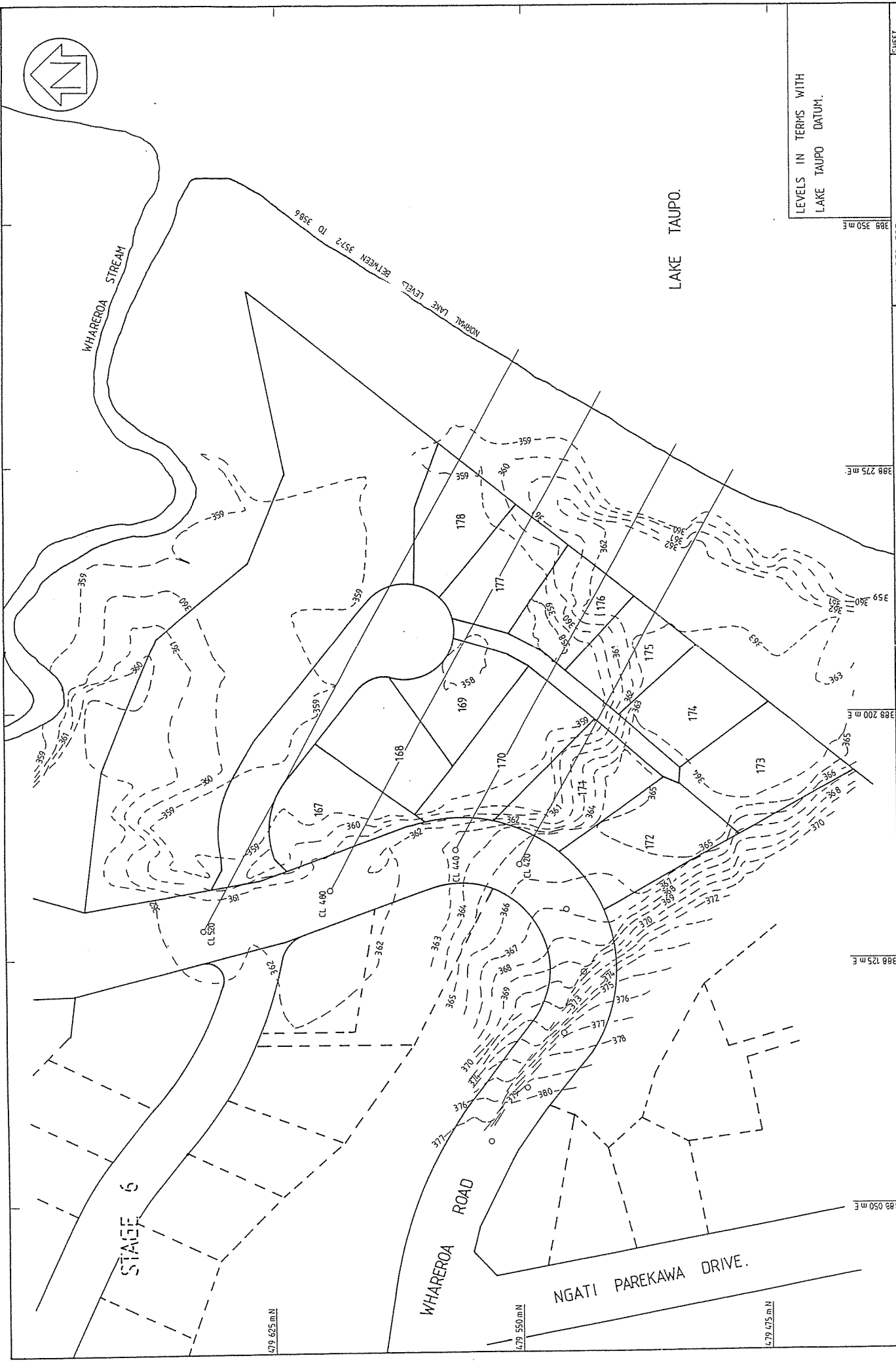
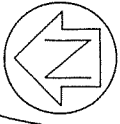
SCALE
 1:1000

SHEET
 8

REF: 490 / 10

REGISTERED SURVEYOR

I, IAN BRUCE BLANCE, REGISTERED SURVEYOR, DO HEREBY CERTIFY THAT THIS SCHEME PLAN HAS BEEN PREPARED BY ME IN ACCORDANCE WITH THE PROVISIONS OF THE LOCAL GOVERNMENT ACTS 1974.



WHAREROA STREAM

LAKE TAUPO.

STAGE 6

WHAREROA ROAD

NGATI PAREKAWA DRIVE.

479 625 m N

479 550 m N

479 475 m N

388 050 m E

388 125 m E

388 200 m E

388 275 m E

388 350 m E

NORMAL LAKE LEVEL BETWEEN 3572 TO 3585

LEVELS IN TERMS WITH LAKE TAUPO DATUM.

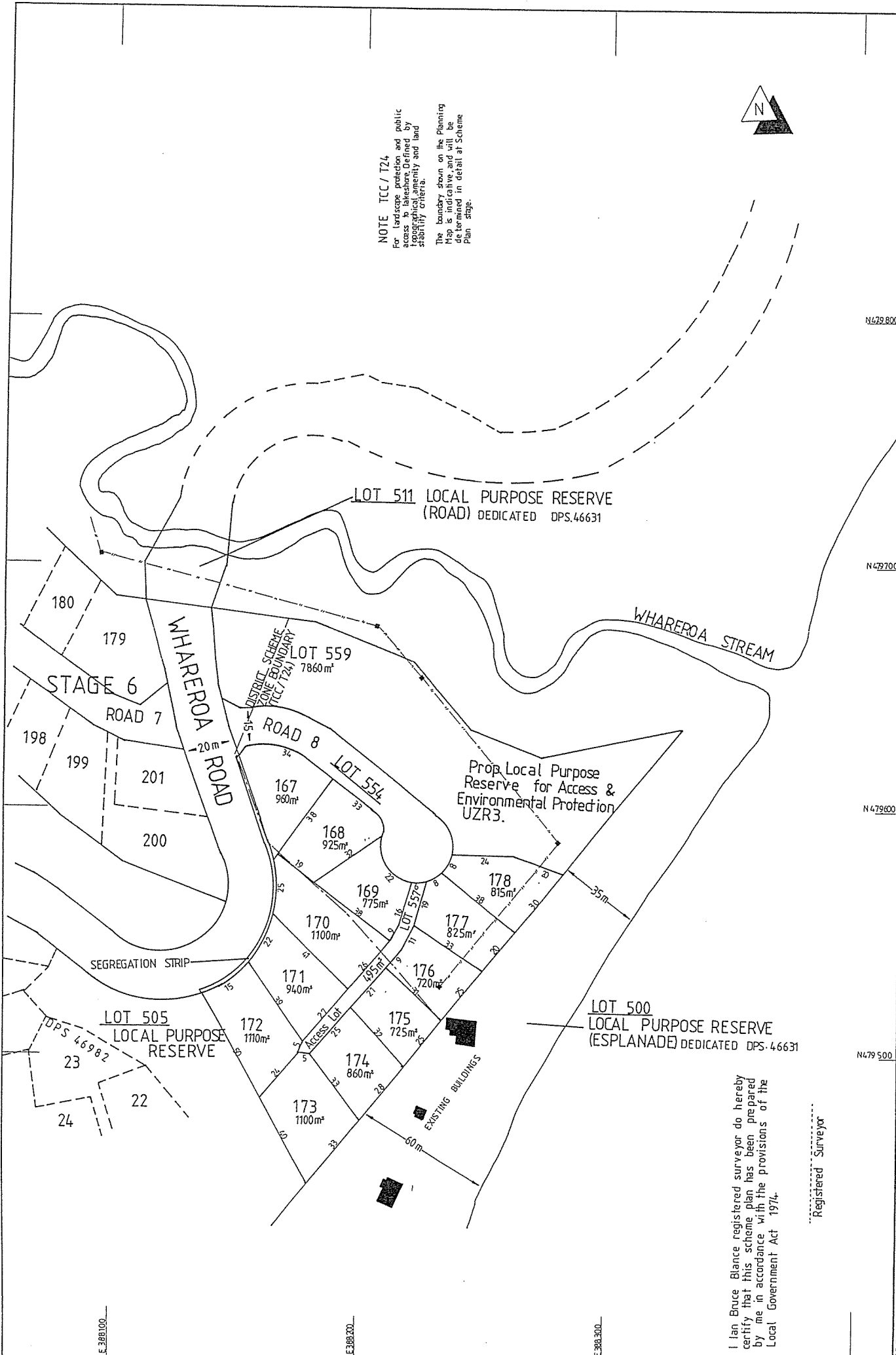
PREPARED BY: BLANCE & ASSOCIATES
REGISTERED SURVEYORS
TAUMARUNUI

STAGE 7 SCHEME PLAN (CONTOURS).
WHAREROA SUBDIVISION.

PREPARED FOR:
THE PROPRIETORS OF HAUNGARGO A No. 6

TRACED	CLW/H	DATE	MAY 1989
DRAWN		CHECKED	
SCALE		1:750	
SHEET		80	
SERIES OF		REF. 459	

NOTE TCC / T24
 For landscape protection and public access to lakeshore. Defined by topographical, amenity and land stability criteria.
 The boundary shown on the Planning Map is indicative and will be determined in detail at Scheme Plan stage.



PREPARED FOR:	THE PROPRIETORS OF HAUHUNCAROA № 6
SHEET	47 b
DRAWN	CHECKED
DATE NOV. 1988	SCALE 1:1000
TRACED: K.M.L.	REF: 4.59

SCHEME PLAN OF PT RIVER FLAT
 WHAREROA VILLAGE SUBDIVISION STAGE 7

PREPARED BY: BLANCE & ASSOCIATES
 REGISTERED SURVEYORS
 TAUMARUNUI

I, Ian Bruce Blance registered surveyor do hereby certify that this scheme plan has been prepared by me in accordance with the provisions of the Local Government Act 1974.

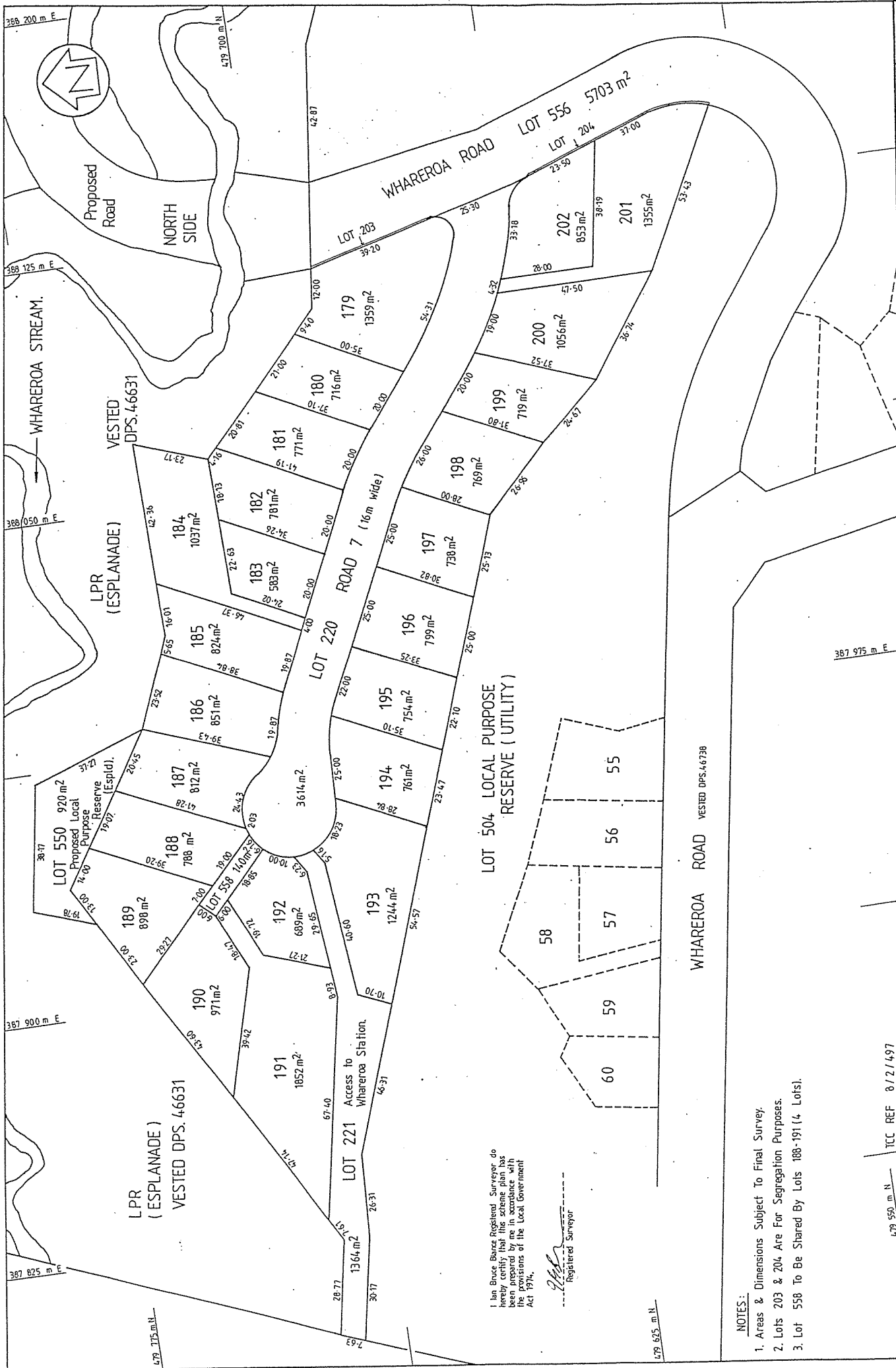
Registered Surveyor

E 388 100

E 388 200

E 388 300

N 479 800
 N 479 700
 N 479 600
 N 479 500



I, Ian Bruce Bence Registered Surveyor do hereby certify that this scheme plan has been prepared by me in accordance with the provisions of the Local Government Act 1974.

Ian Bruce Bence
Registered Surveyor

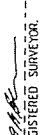
- NOTES:
1. Areas & Dimensions Subject To Final Survey.
 2. Lots 203 & 204 Are For Segregation Purposes.
 3. Lot 558 To Be Shared By Lots 188-191 (4 Lots).

PREPARED BY: BLANCE & ASSOCIATES REGISTERED SURVEYORS & LAND DEVELOPMENT CONSULTANTS TAUMARUNUI	ICC REF 0/2/497	PREPARED FOR: THE PROPRIETORS OF HAUNGAROA No. 6		SHEET 78
		DATE MARCH 89	SCALES 1:750	SERIES OF REF. 459

**SCHEME PLAN C OF RIVER FLAT
WHAREROA VILLAGE SUBDIVISION STAGE 6**



PREPARED BY: BLANCE & ASSOCIATES REGISTERED SURVEYORS AND LAND DEVELOPMENT CONSULTANTS TAUMARUNUI	NORTH SIDE SCHEME PLAN. (CONTOURS) WHAREROA SUBDIVISION		SCALE AS SHOWN C.D. 1:66 F.D. 90 L.B. 40	PREPARED FOR: THE PROPRIETORS OF HAIHUNGAROA BLK N ^o 6	SHEET 9
			DRAWN CIVILDES TRACED GLWH	CHECKED DATE APRIL 1989	SCALE 1:1000 REF: 490 / 10


 REGISTERED SURVEYOR

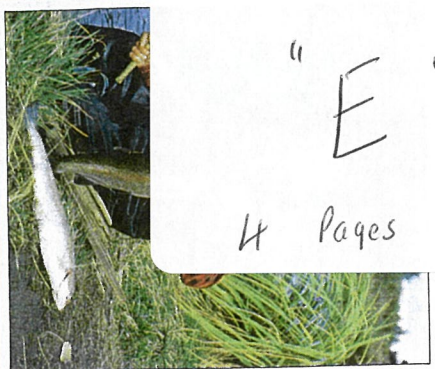
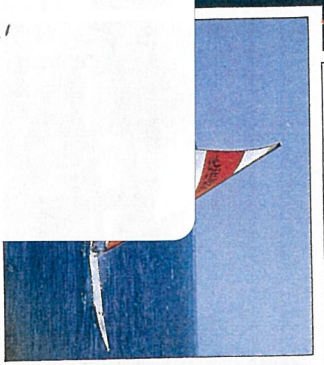
HAIHUNGAROA PT 6B



PREPARED BY:

PHILLIPS & POWELL
Barristers & Solicitors
P.O. Box 6
OTOROHANGA
Phone (08133) 8059

BLANCE & ASSOCIATES
Registered Surveyors & Land
Development Consultants
P.O. Box 128
TAUMARUNUI
Phone (0812) 57-604



"E"
4 Pages



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A MEMBER OF
United Realty World™

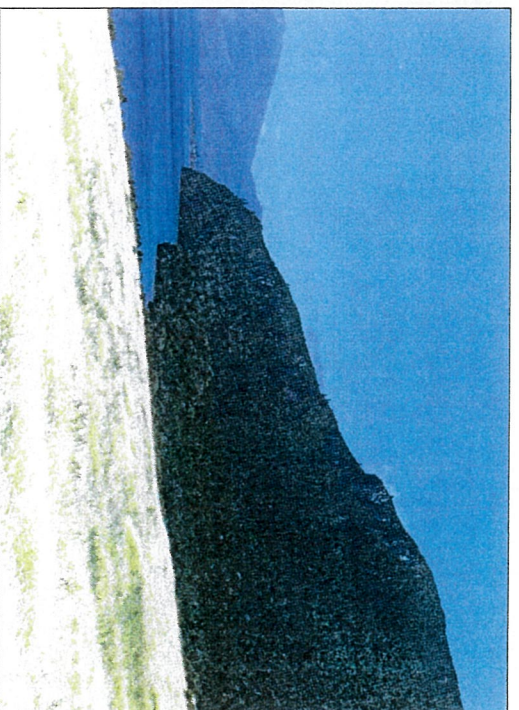
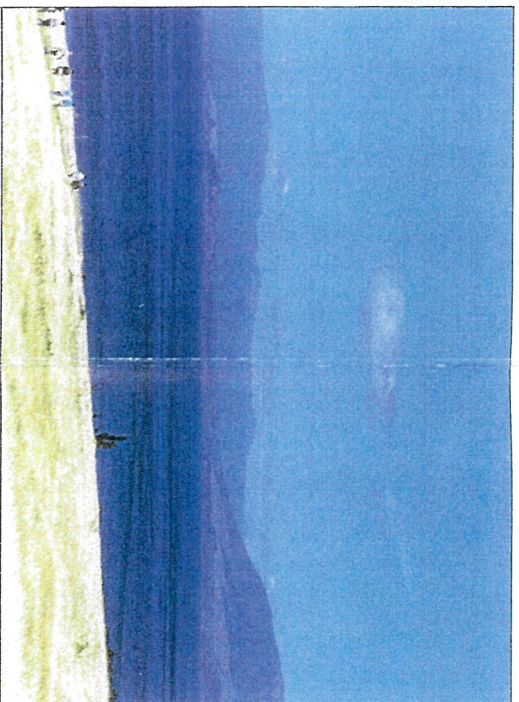
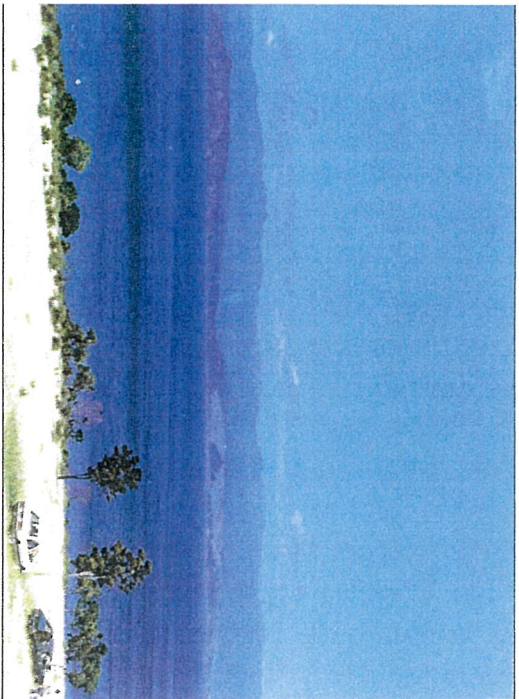
115 Cameron Road, P.O. Box 233, Tauranga
Telephone (075) 80-699



WHAREROA

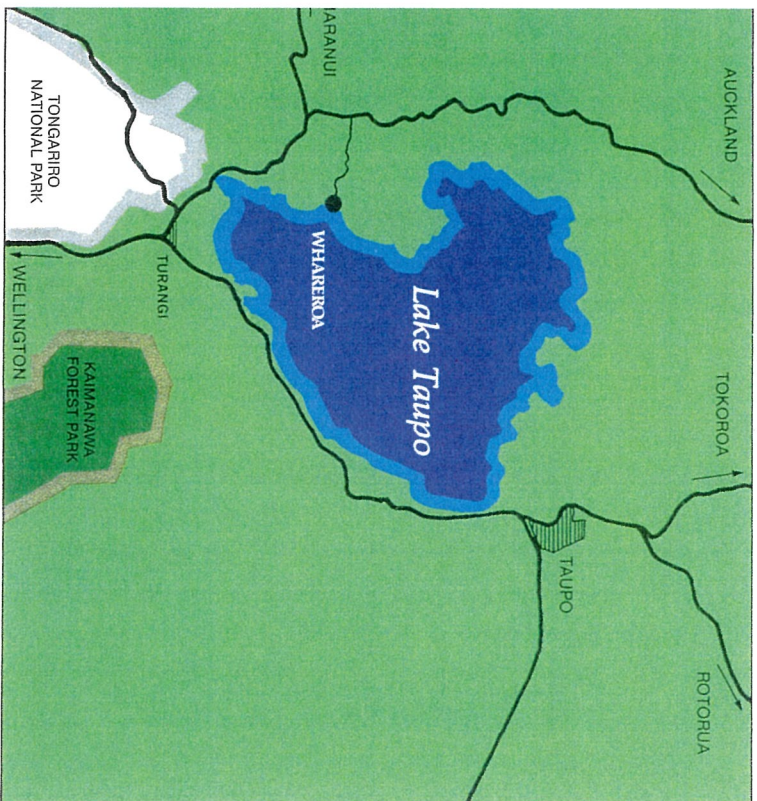
Village

TAUPŌ



BLANCE & ASSOCIATES
Registered Surveyors & Land Development Consultants

OTT, HOLLAND & CO. LIMITED
Civil and Structural Engineers



Lake Taupo...internationally acclaimed for its unspoilt natural beauty, breathtaking scenery — trout-fishing unmatched anywhere in the world.

Taupo Haurau — Taupo of a 100 moods.

One experience of Lake Taupo, will convince you that you must return and of all of Lake Taupo, Wharerora possibly offers the site of greatest beauty and attraction, where you may seek a retreat from the push and bustle of modern life, a sporting tussle with a wily trout, or as a base for an expedition to the snows of the Tongariro National Park.

This sub-division is intended to be completely serviced with all of the amenities for modern life and is probably the last Lake-side sub-division to be effected on the shores of Lake Taupo. This opportunity is not to be missed. The site is naturally terraced with gently sloping contours which ensure that every section on the sub-division commands a view across the Lake to the Kaimanawa Ranges in the east, and Tongariro to the south.

WHAREROA

Village

Wharerora enjoys an abundance of natural assets, the river mouth is famed for its fishing, and just off shore at Poukura, the bank offers unrivalled facilities for trolling and harling.

Kowhai Flat at the waters' edge provides an idyllic spot for recreation and a picnic and on the Northern side the magnificent Tuangtuka Scenic Reserve. Advantage will be taken of the Terraces to provide residential areas with natural privacy. A lavish provision

of reserves, both recreational and scenic, will provide an opportunity for re-establishment of Kowhai and other indigenous trees for the beautification of the area.

The link between land and water is vital to any lakeside resort. At Wharerora, a public boat ramp will open up the vastness of New Zealand's largest lake to boat-owners, skiers, fishermen, yachtsmen and anybody else who want to appreciate it.

A marina is planned, and section owners will have the opportunity to become shareholders in the facility under a unique development plan.

Ideally placed on the scenic tip of Lake Taupo's western shore, Wharerora is destined to become a year-round haven. A temperate climate will make summer or winter holidays equally attractive — especially with world-class snow ski fields just an hour's drive away.

It's the opportunity of a lifetime — to discover a modern-day legend at Wharerora.

WHAREROA

Village

Wharerora...the legend
At the beginning of the nineteenth century Wharerora was dominated by Piripikapaka — a fortified pa controlled by the Ngati Parekawā hapu tribe of Triwharerora, descended from the warrior chief Miterene.

funeral in mourning for some of their slain warriors. Despite a warning sounded by Te Kōkopi on his pitakara flute, the defenders — drawn by the ritual tangi — flocked down from Piripikapaka into the midst of the war party, which promptly abandoned its pretence and took them

LAKE TAUPO

Public Ramp
Road

PARKING
5300m²

LOT 500 2 6600ha

LOCAL PURPOSE RESERVE (ESPLANADE)

LOT 505
4,000m²

LOCAL PURPOSE RESERVE

PAEHUA AVE.

AVE.

MEREMERE

DEVELOPMENT

FUTURE

LOT 504
LOCAL PURPOSE RESERVE
1 6700ha

WHAREROA Village

LAKESIDE SUBDIVISION

LAKESIDE SUBDIVISION
STAGE I SELECTION TO BE SOLD BY
PUBLIC AUCTION

DATE: Saturday, 26th April, 1986.
TIME: 11 a.m.
PLACE: "On Site", Whareroa Village.

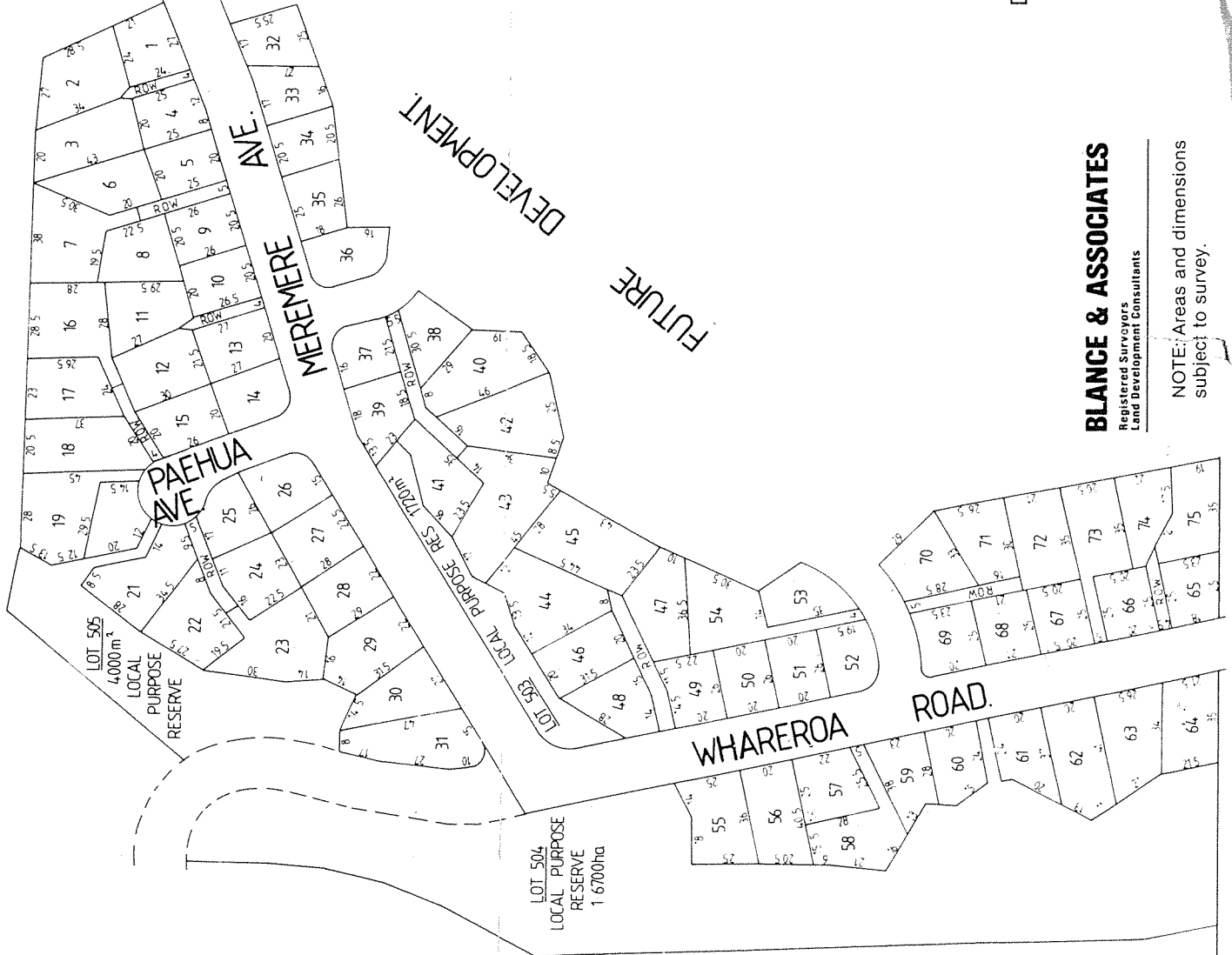
DIRECTIONS: Whareroa Village Lakeside Subdivision is situated on the South Western shores of Lake Taupo. There is sign posting off the Western access Highway No 32 and can be viewed by taking the Kuratau hydro Road.

BLANCE & ASSOCIATES
Registered Surveyors
Land Development Consultants

NOTE: Areas and dimensions subject to survey.

WHAREROA

ROAD.



WHAREROA VILLAGE LAKESIDE SUBDIVISION STAGE I SELECTION

To be sold by Public Auction on
SATURDAY, 26th APRIL, "ON SITE" at 11 a.m.

LOT NUMBER	AREA m ²	SALE PRICE \$	LOT NUMBER	AREA m ²	SALE PRICE \$	LOT NUMBER	AREA m ²	SALE PRICE \$
1	574	37000	26	610	36750	51	520	25000
2	905	58000	27	625	35750	52	500	26000
3	865	50500	28	613	35700	53	540	18500
4	500	28500	29	803	34000	54	924	23000
5	500	31000	30	706	31000	55	780	33500
6	698	41000	31	870	36000	56	774	29000
7	988	60000	32	551	32000	57	631	27000
8	671	31500	33	523	30000	58	785	22000
9	533	33600	34	502	34000	59	595	25000
10	531	28000	35	523	35000	60	555	23000
11	743	29000	36	580	36000	61	590	19000
12	776	29500	37	500	35000	62	845	26000
13	560	33600	38	506	34000	63	880	25000
14	523	34500	39	560	36000	64	741	25000
15	560	34500	40	1002	30500	65	518	19000
16	938	56000	41	732	40500	66	506	26000
17	812	55000	42	1023	34000	67	512	21000
18	880	52000	43	1313	42000	68	525	20000
19	940	68000	44	1085	38000	69	600	21000
20	505	35000	45	1160	29000	70	718	28000
21	846	50000	46	740	38000	71	781	25000
22	827	53500	47	815	27000	72	838	23000
23	1041	47000	48	600	32500	73	843	23000
	664	33000	49	540	27000	74	629	20000
	520	30000	50	520	27000	--	773	19000

WHAREROA

Village

LAKESIDE SUBDIVISION

TERMS OF SALE:

- (a) 10% Deposit of the purchase price on the fall of the hammer.
- (b) Further 20% of the purchase price 3 months from the date of auction.
- (c) The balance of the purchase price by way of monthly payments of \$500.00 to be applied firstly in interest at 15% per annum calculated on monthly rests, and secondly in principal. These 3 year terms are to start 6 months from the date of auction.

NOTE: To minimise the obstruction of views the Subdivision will be subject to height restriction control in accordance with the Taumarunui County Council Ordinances.



SOLE MARKETING AGENTS

P.O. Box 233, Tauranga
Telephone (075) 80-699

After Hours:

Geof Phillips 63-422
David Matthewson 64-465
Licensed Real Estate Agents — Auctioneers

WHAREROA

Village

" F "

Proprietors of Hauhungaroa No.6
PO Box 6
OTOROHANGA

1st December 1988

NEWSLETTER TO PURCHASERS NO.5

In the last newsletter I reported that development of Stage 4 was underway and hopefully would be completed before Christmas. Our contractors, Byfords of Taihape, are making good progress, the road and driveways have been formed, stormwater and sewage mains laid, and curb and channel should soon follow. The street which serves this area of 34 sections is Turangitukua Terrace, named after a great chief of Tuwharetoa whose village once stood above the spring which is the source of the Tokaanu Stream. The site appears as a rocky ridge on the southern side of the approach to Turangi along Highway 41. Part of his name is commemorated in that town.

Surplus spoil from the roadworks in Stage 4 has been taken down for the continuation of Whareroa Road across the valley floor towards the site of the proposed bridge over the Whareroa Stream. Some sites are planned on the valley floor and we await approval of the scheme plan of subdivision by Taumarunui County Council. A planning application may be required for part of the area on the lakeward side of the road to the bridge site. Test boring has been completed to confirm stability of the edge of the escarpment through which the road will eventually pass after it crosses the stream.

Because the Incorporation has greatly exceeded its legal obligation to provide reserves upon subdivision, it has suggested to the County Council that the slope north of the stream, other than the 20 metre strip which will become esplanade reserve, should be made a Maori Reservation. That means that it will remain Maori freehold land administered by Trustees appointed by the Maori Land Court; possibly the Committee of Management. That should ensure that the existing stand of Kanuka, Kowhai and other native trees can be preserved for all time.

We have finally made progress in the boat ramp project. A letter sent directly to the Honourable Helen Clark, Minister of Conservation elicited a reply that she was prepared to lift the moratorium she had placed on lake shore developments for our ramp, because the proposal had been submitted before it was imposed and would have little environmental effect. She required us to make arrangements for management with her Department and the Department of Internal Affairs.

Neither Department would provide funds for the project and so we asked for a ten year license to construct, maintain and operate with a right to retain all or part of fees payable for use of the ramp under Lake Taupo Regulations. The cost will be approximately \$60,000.00.

We were advised verbally that proposal was accepted on the basis that we could retain two thirds of the fees for licenses issued at Whareroa, and honour permits issued elsewhere without additional change. Approval of the Lake Taupo Advisory Committee is still required but hopefully the ramp will be operational before Christmas. Permits will be available at the office of Lewis Wilson and we are to display a notice to the effect that the ramp may not be used without a permit and that the penalty for so doing could lead to a fine of up to \$500.00. We enclose an extract from Lake Taupo Regulations 1976 Amendment No.7. Should you prefer to obtain a yearly, monthly or weekly permit before arrival at Whareroa please advise us of your full name, the name of your boat, registration number of your trailer and the period over which the permis it required and we will then let you have the permit.

The scale of fees appears high but one reason appears to be that Lake Taupo is considered a harbour under control of a Harbour Master, Lt Commander Knight based at Nukuhau, Taupo and the fees help defray maintenance of navigational aids and lake patrols.

The response to the request in Newsletter No.4 asking for the numbers of purchasers who wished us to proceed with the marina project was disappointing only seven persons replying, all in favour of the marina.

The Committee of Management wish you all a Happy Christmas and pleasant summer holiday at Whareroa.

F L PHILLIPS
For the Committee of Management