

*Community  
Development Plan*

# Omakoroa



This Plan has been prepared by community representatives and Council.





# ABOUT THIS PLAN

This 20 year community plan captures the 'live, work and play' philosophy of SmartGrowth – the 'blueprint' to effectively manage growth in the Western Bay of Plenty sub-region (Tauranga City and the Western Bay of Plenty District) over the next 50 years.

This plan also translates the intent of this philosophy into actions that take Omokoroa forward. It does this by:

- Bringing together current plans and strategies and future proposals to take Omokoroa forward
- Expressing visions and associated actions, to achieve these visions, along with timeframes identifying when the actions should occur.

The plan has actions that involve Western Bay of Plenty District Council as well as community groups, non-government and government agencies, tangata whenua, and businesses such as developers.

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## Why this plan was developed?

**Along with other areas in the Western Bay of Plenty District, including Waihi Beach, and Te Puke, SmartGrowth<sup>1</sup> has identified Omokoroa as a growth area. In this context, the peninsula's population is forecast to reach 6,050 in 2021 and 12,000 in 2036.**

To ensure growth in Omokoroa is managed in a sustainable way, many decisions have been made, particularly about land use and the built environment. Some examples include:

**The SmartGrowth Strategy** developed in 2004 and revised in 2007  
**Omokoroa Built Environment Strategy** developed in 2008  
**Structure planning<sup>2</sup>** started in 2002 and finalised in 2010  
**Kaimai Ward Reserve Management Plan** developed in 2008  
**Proposed District Plan First Review<sup>3 4</sup>** released January 2010

Further planning for specific activities in Omokoroa will follow this community plan. For example the Omokoroa Central Area Master Plan will consider the future commercial centre, and the Omokoroa Domain and Boating Facilities Structure Plan will address future needs in the Domain area. Social Infrastructure Planning<sup>5</sup> was first undertaken in early 2010 and more will follow as required.

## How this plan was developed

Development of the plan got underway in October 2009 with a meeting of Council staff and community representatives who made up a group known as the Omokoroa Liaison Group. The role of the group was to provide a link between the community and Council, provide strategic input, including advice on engaging with local people.

While extensive consultation had occurred during the development of the existing strategies and plans already highlighted, gaps were identified. To ensure new proposals were included in the plan, Council staff met with people at Omokoroa Point School, the Omokoroa Family Fun Festival Day, and groups active in the community. This consultation concluded with a workshop at the Omokoroa Settlers hall in February 2010.

During this consultation period, updates were provided at Omokoroa Future Focus meetings, school newsletters and community newsletters.

## What happens with the plan now?

As Omokoroa is an area that will grow over time, there are actions in the plan that will be implemented only when the timing is right i.e. sufficient support from a growing population.

Actions listed as the responsibility of community groups or members and organisations will be implemented when groups are ready or when individuals or groups express an interest in being involved in particular actions.

Actions where there is a role for the Community Board will be included in the Board's business plan, when the timing is appropriate or when the board decides it should be involved.

For Council and most other government and non-government organisations, the implementation stage means taking the actions and building them into operational plans and other processes. This ensures that funding is budgeted and other resources, including staff time are allocated.

Other actions will be built into Council's 10-year plan (The Long Term Plan) and Annual Plans. These plans show Council's work programmes and Council's plans to fund particular actions. These plans will be open for public consultation.

## Omokoroa Social infrastructure<sup>5 6</sup>

There are many quality facilities in Omokoroa. Gaps exist, however, and the size and range of social infrastructure will need to increase as the population grows and the demographic profile becomes more diverse. The summary below identifies some of Omokoroa's core social infrastructure and highlights issues relating to it, including future considerations.

## Current Provision

### Education

There are two pre-school facilities in Omokoroa; the Playcentre and Minnows Private Preschool and one full primary school (Years 1-8). Omokoroa Point School is located within the urban area of the peninsula whereas No 1 is a rural school in Plummers Point attended by children from both Omokoroa and the wider hinterland. Both schools are high decile (8 and 10 respectively).

Secondary school aged young people in Omokoroa generally attend Katikati College or secondary schools in Tauranga<sup>7</sup>.

Residents travel to Tauranga for tertiary study; options include the Bay of Plenty Polytechnic, University of Waikato campus, Wananga Aotearoa and a range of private training establishments. Continuing education is available in both Katikati and Tauranga.

### Emergency Services

Omokoroa has a well-resourced volunteer fire brigade and a recently established first response team, which assists in emergencies until the ambulance arrives (approximately 15-20 minutes travelling from Katikati or Tauranga). There is a lack of 'after hours' medical care, which is a District wide issue.

### Health

The medical centre has a registered population of 3,000, half of whom live outside the Peninsula. It offers a full range of general practice

<sup>1</sup> The SmartGrowth Strategy was developed by Western Bay of Plenty District Council, Tauranga City Council, Environment Bay of Plenty and Tangata Whenua in 2004

<sup>2</sup> Councils structure planning provides a framework for future landuse development and provision, including funding of infrastructure. It assists in coordinating subdivision in identified areas.

<sup>3</sup> From hereon in the Proposed District Plan Decisions Version will be referred to as the District Plan

<sup>4</sup> The District Plan, contains relevant objectives, policies, methods (including rules) and maps for addressing resource management issues in the District during the next 10 years.

<sup>5</sup> Social infrastructure is defined as community facilities, services and networks which help individuals, families, groups and communities meet their social needs, maximise their potential for development, and enhance community wellbeing.

<sup>6</sup> SmartGrowth (2009) Social Infrastructure Planning Framework for the Western Bay of Plenty Sub-Region.

<sup>7</sup> Ministry of Education Draft Western Bay of Plenty Area Report – July 2007.

services and is owned and staffed by three general practitioners. The owners are keen to expand the centre and are currently considering options. Other than the local physiotherapist, no other health professionals currently operate in Omokoroa. These services are accessed either in Tauranga, Bethlehem or Katikati. The Bay of Plenty District Health Board provides community and health services across the District, most often at Tauranga Hospital.

### Community services and groups

Omokoroa benefits from an enthusiastic community and as a result, there are many services, events and networks focused on meeting the needs of the community e.g. Omokoroa Artists, Lions – Pakeke, and Probus. One of the key contributing factors to the level of community activism, is the proportion of older and retired people living in Omokoroa, who tend to have more free time to participate in community initiatives. There are also sports based groups e.g. soccer, boating, bowling club, golf club and arts and community groups.

### Churches

Omokoroa has two active churches, which are an important part of the community. The Omokoroa Community church is a co-operative venture under the Anglican, Methodist and Presbyterian parent churches and has children's and youth programmes. The Omokoroa Peninsula Baptist Church was established by the Katikati and Bethlehem Baptist churches.

### Aged care/senior citizens

Acacia Park Rest home and Hospital is the main aged care facility with a 47 bed hospital and rest home, which provides long-term residential care. There is one aged care facility Lexham Park Home in Katikati, Friday Care a senior activities group, Pakeke Lions equipment hire, and facilities in Tauranga.

### Council and community facilities

The Council provides a library and information centre, which is well used by the community, and parks and reserves, many of which are foreshore reserves. The beautiful walkway network in particular is highly valued by the community.

The Settlers Hall (community hall) is a well-used facility operated by an incorporated society. The sports ground and small sports room is used by a range of clubs e.g. athletics and soccer.

### Transport and communication

A public bus provides a single morning and evening service along with a "shopper's" service on certain days of the week. However, for those reliant on public transport, the options can be limiting. A taxi service does not operate in Omokoroa. A volunteer transport service provided by locals operates for hospital appointments, with emergency transport provided by ambulance from Katikati or Tauranga.

Omokoroa has its own local newsletter, the 'Omokoroa Omelette' which is a vital way of sharing local information.

### Summary

On a general level, the provision of social infrastructure in rural and residential rural areas is usually less than would be found in more urban areas. One of the biggest factors influencing social infrastructure provision in rural areas is the relative accessibility and proximity to existing social infrastructure in the surrounding areas, such as Tauranga and Bethlehem.

## Future Considerations

### Youth

A lack of activities, programmes and facilities have been identified for young people, which is an issue common to the District. Currently young people utilise the sports fields, the school tennis court and swimming pool.

### Aged care

Because of ongoing population ageing and Omokoroa's existing older population there will be a need for a range of support and housing options, including residential care. Applying the age friendly communities checklist to inform Council planning, will assist in achieving 'ageing in place' and meeting the needs of older residents.

### Education

Approximately 8 early child centres operate in towns such as Katikati and Te Puke. With an expected three fold increase of 0-4 year olds from 2006 to 2021 in the western part of the sub-region (i.e. Te Puna to Katikati), it is anticipated that more long day care and services for 0-2 year olds will be required in Omokoroa.



Omokoroa Point School has capacity to absorb the growth of primary school aged children for some time. In the long term, the Ministry of Education has indicated the need for a secondary college in Omokoroa, although this has not been finalised. Local adult and community education may be required in the future.

### Housing

Encouraging the development of dwellings suitable for smaller households and to provide a more affordable mix of property, including both ownership and rental options, should be a future consideration. Currently 75% of households are two people or single person households, yet over 65% of houses have 3-4 bedrooms. Less than 20% of current dwellings are two-bedroom houses.

### Maori social infrastructure

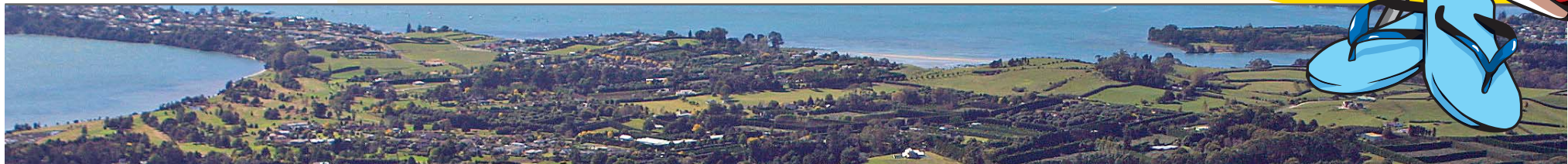
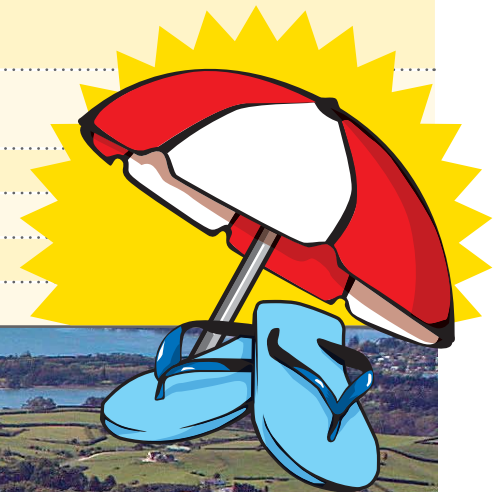
Pirirakau marae are located in Te Puna and Whakamarama, there is no marae on the Omokoroa peninsula. Maori who choose to live in Omokoroa in the future will most likely determine whether Maori social and health services, kohanga reo and any other Maori social infrastructure are established and be determined by iwi and hapu management plans.

### Cemeteries

The people of Omokoroa could want their own cemetery which would be consistent with other town centres with populations of 10,000 - 12,000. The closest cemetery is in Katikati. The location, size and different forms of interment would need to be considered.

# Social infrastructure in Omokoroa

Social Infrastructure	Existing level of social infrastructure for a population of approx 2,200	Future level of social infrastructure for population of 12,000
Education	Early childhood centre and play centre/kindergarten (2) Primary schools (2 composite)	Early childhood centres (8) Primary schools (2) (Omokoroa Point School will have more classrooms) Intermediate schools (1) (in the future this may change to primary schools retaining full primary or the development of middle schools) Secondary school (1)
Community space	Library (1) Hall/community hall (1)	Branch library (1) Multi purpose community centre (1)
Health care	General Practitioners (2 GP's for population of approximately 3,000)	Minimum of 6 GP's for a population of 12,000 A range of allied health services eg. dentist, opticians, plunket, alternative medicine, physiotherapists
Public facilities	Sports field (1) (Not including school field) Recreation reserves (13) Playground (1) Tennis courts (1) School swimming pool (1)	Sports fields (2-5) Recreation reserves (16-21) Playgrounds (2-5) Tennis court/s (1-2) Aquatic centre/s (1-2)
Emergency	Fire station (1) Emergency management centre (1) Access to ambulance and police but not based in Omokoroa	Fire station (1) Emergency management centre/s (1-3) Ambulance station Police station (not operating all the time)
Getting around and communication	Bus stops Broadband access	Bus stops Broadband access
Cemeteries	N/A	1
Local youth facilities	No youth specific facilities however, youth use the Athletics Club and the Boxing Club.	Skate park (1)
Marae	Varies	Varies
Iwi community and health or services	N/A	1



# Omokoroa's rich past

## Tangata whenua<sup>8</sup>

History of settlement in the area can be traced back to the earliest Nga Marama tribes, who were already living in the bush and around the Tauranga Harbour when the three recorded Maori waka arrived up to 700 years ago.

In the central area Ngati Ranginui evolved with six hapu between the Waimapu and Aongatete rivers. Pirirakau still remains the local dominant hapu but shared with affiliated tribes from over the Wairere Track (Ngati Haua) and Ngati Rangiwewehi from Te Arawa. Tribal settlements evolved circa 1700-1750 with accepted sharing of land and access for food gathering. There are remnants of two pa on the peninsula – Wai-huri on the headland and Rauhuria, but little is known of their history.

In the early 1820s the first trade was established in muskets and flax with mission stations established soon after, along with a progressive Maori timber and flax trading economy especially out through Te Puna Point and widespread seasonal cropping. Intertribal "Musket Wars" in the 1830s were frequent and savage until mid century and changed allegiances and balance of influence. Te Waharoa, the great chief of Ngati Haua, lived at Omokoroa in his later years and only returned back to Matamata to die in 1838.

In 1858 the Kingitanga movement developed from the Waikato to protect land from growing alienation and local Maori alliances changed. The Land Wars of the 1860s with Government troops are well documented. Land confiscation after 1864 caused deep grievances, particularly to Ngati Ranginui and are still being addressed through the Raupatu Claims process. A further Ngati Ranginui Bush Campaign in 1867, objecting to the terms of the Te Puna Katikati Block confiscation, destroyed all the local settlements and crops and Pirirakau were dispersed and lost their presence on Omokoroa Peninsula.

Few of the promised blocks were returned and Maori ownership was often forfeited due to the survey fees that were imposed. Europeans started acquiring the land for farm development.

However Ngati Haua retained ownership of a block at the western end of Prole Road that is called Ngati Haua Orchards.

## Pakeha Settlement of Omokoroa<sup>9</sup>

In 1876, the Reverend Joseph Tice Gellibrand, wife Selina Hannah and family friend Elizabeth Winspear, who later changed her name to Gellibrand, chose to live in Omokoroa. Prior to their arrival Tice had been the founding clergyman of the All Saints Church in Hobart.

Gellibrand purchased land stretching from the tip of the peninsula, to where the Tauranga-Katikati highway is today from several different Maori owners, including a group of Ngati Rangiwewehi from Te Arawa who were living on the Point, Ngati Haua from the Waikato, as well as the Pirirakau hapu of Ngati Ranginui. Tice named his property Omokoroa, meaning 'The Place of Mokoroa' in recognition of the man Mokoroa who had introduced him to Omokoroa peninsula.

Tice developed an orchard, and a vineyard and distillery to produce his wine. For the sum of 1,250 pounds, he built a 16th century style, pit-sawn kauri villa near the headland of the peninsula. Around the house, he planted exotic trees from seeds he had brought from Tasmania.

In 1878, Elizabeth married Englishman Arthur Algernon Crapp, a captain in the Armed Constabulary with a distinguished record in the Land Wars. Their wedding took place in Auckland and on return to Tauranga by ship, Tice's wife Selina, hired a small boat and boatman for the short journey across the harbour to Omokoroa. She was drowned when the boat capsized in bad weather and local Maori found her body the next morning. Tice died in 1887.



<sup>8</sup> Material in this section was sourced from Peter Rolleston, University of Waikato, Local History Lecture Series 2000

<sup>9</sup> Material in this section has been sourced from 'Omokoroa' written by Jenny Woods and 'Matakana Island' edited by Heeni J.Murray, Te Iwi o Matakana

Captain Arthur Crapp and Elizabeth continued running the farm, and produced a family of five sons and three daughters. Elizabeth died in 1894 and Arthur in 1928. Tice, Selina, Arthur, Elizabeth and Arthur's mother are buried in the Elms Missionary Cemetery in Tauranga.

On 7 October 1975, Arthur and Elizabeth's youngest son Gerald Vivian Crapp gifted in perpetuity to the Crown the homestead gardens and the Maori Pa and trench on the peninsula tip. This area is now known as the Gerald Crapp Historical Reserve and is to be preserved as a plantation of exotic trees. The homestead, including many valuable heirlooms, was destroyed by fire on 25 May 1958.

The Crown handed the responsibility of the reserve's maintenance to the Western Bay of Plenty District Council and to the community of Omokoroa.

In the early 1900s-1940s there was more settlement of families and the establishment of pastoral farming, mainly dairy. The beach has long been valued for recreation and commerce and also access to the harbour and Matakana and Motuhoa Islands. Omokoroa is a traditional landing and embarkation point for the people of Matakana Island. The wharf was used to convey produce and livestock. Boat trips from Tauranga brought people out to Omokoroa for picnics and baches started to be built in the 1940s as holiday homes. From 1960 there was a shift to horticulture, lifestyle and urban living.



Omokoroa Point 1950's



Omokoroa Point 2003





# CULTURE, HERITAGE AND THE ARTS

**THERE is keen support for the arts, both visual and performing, supported by active arts groups and individuals. People indicated they wanted even more opportunities for the arts to be enjoyed and developed. They also value the cultural heritage of the Omokoroa area.**

Events and activities could evolve for both young and old to come together and enjoy their shared interests. Similarly, more arts groups could be established that cater for a range of interests and ages. As the area grows, public art and sculpture could add to the distinctiveness of the peninsula, for example on Omokoroa Road.

The heritage of Omokoroa people can be expressed in many ways through the arts. This can be through music, the visual arts or the performing arts. People are interested in the history and cultural heritage of Omokoroa and there is a pride in it. There has also been an expressed desire for this to be acknowledged, recorded and celebrated.

*Public events provide opportunities to share and celebrate Omokoroa's cultural heritage and develop good relationships.*



## Developing the Arts

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
1	Develop a cultural hub that nurtures and sustains interest in the arts and caters for all – young and old.	<ul style="list-style-type: none"> <li>Investigate if there is sufficient support within the community to establish a working group to co-ordinate the activities of interested arts groups.</li> <li>The activities of a range of arts groups would form the cultural hub.</li> </ul>	Arts Groups (facilitators) Local artists & performers (facilitators) Creative Tauranga (facilitator)	Depending on when there is sufficient population and need to support this concept
2	Establish an art/cultural centre where local artists can meet, work, involve the public and hold regular events.	<ul style="list-style-type: none"> <li>Seek interest from local artists and performers to establish an action group.</li> <li>Investigate if there is support in the community to establish a centre.</li> <li>Identify if there is an available building for use, rent or lease.</li> </ul>	Arts Groups (facilitators) Local artists and performers (facilitators) Interested parties (providers/facilitators) Creative Tauranga (facilitator) Council (facilitator)	Depending on when there is sufficient population and need to support this facility
3	Organise and promote creative days within the community.	<ul style="list-style-type: none"> <li>Seek interest from local artists and performers to establish an action group.</li> <li>Co-ordinate the activities of arts groups and individuals so they can be involved.</li> <li>Identify themes for creative days.</li> </ul>	Arts Groups (facilitators) Local artists and performers (facilitators) Creative Tauranga (facilitator)	2011 onwards
4	Have an art club that meets in the evenings.	<ul style="list-style-type: none"> <li>Investigate whether an existing art club is interested in meeting in the evenings.</li> <li>Establish an art club that would meet in the evenings.</li> </ul>	Arts Groups (facilitators) Local artists and performers (facilitators)	2011 onwards
5	Install high quality art and sculpture in our public spaces.	<ul style="list-style-type: none"> <li>Refer to Council's Public Art Policy, which supports the installation of art in public spaces and provides guidance to do this.</li> <li>The cultural hub supported by the community could identify appropriate art installations.</li> <li>Support art groups to provide appropriate public art.</li> </ul>	Art Groups (facilitators) Local Artists (facilitators) Creative Tauranga (advocate/facilitator) Council (facilitator/monitor) Community Board (funder/facilitator)	Commence with 5 years

## Understanding, protecting and celebrating cultural heritage

6	Promote the protection of historic places and cultural heritage.	<ul style="list-style-type: none"> <li>Refer to Council's Cultural Heritage Study, which identifies cultural sites, including those in Omokoroa, to be included in the District Plan.</li> <li>Identify historic places, natural heritage and heritage landscapes and historic sites in Omokoroa not included in the District Plan.</li> <li>Identify these sites with appropriate signage.</li> <li>Provide and promote information and reflection about local Maori.</li> </ul>	Community members (facilitators) Tangata Whenua Omokoroa History Group (facilitator) Council (facilitator/regulator)	2011 onwards
7	Hold public events to share and celebrate cultural heritage and develop good relationships between cultures.	<ul style="list-style-type: none"> <li>Seek interest from groups keen to organise and co-ordinate events.</li> <li>Identify events to be celebrated.</li> <li>Investigate how events could be supported.</li> <li>Identify what events could be supported by linking with existing groups.</li> </ul>	Community members (facilitators) Tangata Whenua	2012 onwards

## Understanding, protecting and celebrating cultural heritage *Continued*

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
8	Investigate the development of an archival room or museum of local history.	<ul style="list-style-type: none"> <li>Establish an action group of people interested in local history to investigate if there is sufficient support within the community to develop such a facility.</li> <li>Identify where this facility could be located.</li> <li>Identify opportunities to acknowledge the history of the Slipway.</li> </ul>	Community members (facilitators) Community Board (facilitator/advocate) Council (facilitator) Omokoroa History Group (facilitator/advocate) Tangata Whenua	Investigate within the next 10 years



Omokoroa Point School - Omokoroa Hall taken June 1929.



# SOCIAL AND COMMUNITY

**THE people, the 'village' feel and the natural environment in Omokoroa is highly valued. The number of flourishing local community groups in Omokoroa indicates a high level of involvement and interaction.**

The lack of activities for young people was often highlighted and the need for a movie theatre, café, skate park, community/recreation centre was frequently mentioned. Groups such as Probus, an art group, gardening clubs, neighbourhood support groups, bowls, golf and a range of exercise classes reflect an active and involved community. As young families and those of working age settle in Omokoroa, community groups may wish to meet in the evening or weekends so they can also participate. Residents are keen to be involved in decisions affecting Omokoroa and have an active community board to advocate for the needs of Omokoroa.

Access to services including health, recreational, retail, education, retirement and community is desired, including a secondary school, stronger police presence and ambulance service. While some residents have identified a need for these services now, a

bigger population is often required before government funded services can expand or be established. In the meantime, the Omokoroa community has been proactive in establishing groups to cater for their needs e.g. a playgroup, exercise classes, the community patrol, and a first response team for accidents and emergencies.

A cohesive, diverse community is desired, which recognises that communities need older people, young people, working age people and children, from a range of cultural and socio-economic backgrounds. Community safety, security and care are high priorities. This is reflected in the neighbourhood support group network with 100% coverage of the peninsula and the community surveillance provided by community patrols with a police presence to support this work.

*We want to retain the rural, village feel of Omokoroa.*



## Improving access to local services and facilities

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
9	Increase access to education, recreational and community facilities and groups, for example secondary college, middle school, child care, retirement facilities, expanded library, events space, and resource centre.	<ul style="list-style-type: none"> <li>Utilise Council's or other websites that can feature Omokoroa and promote its services e.g. Heartlands.</li> <li>Implement social infrastructure planning e.g. Council encourage provision of relevant education and community facilities.</li> <li>Advocate for and when appropriate investigate the feasibility for education facilities.</li> <li>Investigate options for a community facility i.e. what services and facilities would be provided, whether it would be new, stand-alone or relocating and upgrading the Settlers Hall to the town centre. This will be considered as part of the Omokoroa Central Area Master Plan.</li> <li>Where appropriate, build on existing facilities and services e.g. extend hours.</li> <li>Planning and identifying priorities to recognise the Age Friendly Communities checklist.</li> </ul>	<p>Council (provider)</p> <p>Omokoroa Community Board and local community groups (advocate)</p> <p>Ministry of Education (provider)</p> <p>Providers of early childhood and aged care (providers)</p>	<p>2011 onwards</p> <p>2010 onwards</p> <p>2012 onwards</p> <p>Location and type of community facility outlined in Omokoroa Central Area Master Plan 2010/11.</p> <p>Timing and cost of the community facility will be considered at each long-term plan review</p>
10	Ensure sufficient provision of medical and allied health services, including adequate access to home-based support services.	<ul style="list-style-type: none"> <li>Council assist and advocate in enabling the expansion, better integration and accessibility of medical and allied health services.</li> <li>Supporting people to live in their own homes with trained carers.</li> </ul>	<p>Local medical centre (provider)</p> <p>Western Bay of Plenty Primary Health organisation (funder/provider)</p> <p>Council- (facilitator and advocate)</p> <p>Bay of Plenty District Health Board (funder/provider)</p> <p>Service Providers</p>	<p>Increased provision of medical services 2012 onwards</p> <p>Increase provision of allied health services 2015 onwards</p>
11	Establish a local ambulance service.	<ul style="list-style-type: none"> <li>Advocate for a local ambulance service</li> <li>Support the operation of the first response unit.</li> <li>Continue working with relevant organisations e.g. Katikati Health Trust to advocate/fund an ambulance and any other relevant health services.</li> </ul>	<p>Omokoroa Community Board (advocate)</p> <p>St Johns ambulance (provider)</p> <p>Council (advocate)</p>	<p>2010 onwards</p> <p>Ongoing</p> <p>Advocate/fund for ambulance and/or required health services 2010 onwards</p>
12	Establish the need for a cemetery in or near Omokoroa.	<ul style="list-style-type: none"> <li>Investigate the need for a cemetery including capacity, types of interment and locations or appropriate alternatives.</li> </ul>	<p>Council (provider)</p>	<p>Completed in 2015</p>

## Supporting people to get involved in the community

13	Ensure future development is planned and the community is involved.	<ul style="list-style-type: none"> <li>Encourage community involvement in planning including children and young people.</li> <li>Planning is undertaken to ensure sufficient infrastructure and facilities are available.</li> <li>Extend existing local networks e.g. Neighbourhood Support Groups and Council offices and the library to encourage involvement of the local community into planning.</li> </ul>	<p>Council (facilitator)</p> <p>Omokoroa Community Board (facilitator)</p> <p>Omokoroa Council office and library (facilitator)</p> <p>Community members participate in planning.</p>	<p>2010 onwards</p>
14	Encourage a diverse and integrated community.	<ul style="list-style-type: none"> <li>Community groups e.g. neighbourhood support provide Council with any additional information to include in the Welcome Package for Omokoroa residents.</li> </ul>	<p>Council (advocate and regulator)</p>	<p>Additional local information included in the Council Welcome package developed and distributed</p>

## Supporting people to get involved in the community *Continued*

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
14 <i>Continued</i>		<ul style="list-style-type: none"> <li>Utilise neighbourhood support network to get people together, e.g. events.</li> <li>Explore ways to encourage increased interaction between Matakana and Omokoroa residents e.g. Omokoroa residents attend Matakana Island events and vice versa.</li> <li>Develop community awareness and tolerance for other cultures e.g. cultural diversity curriculum at Omokoroa Point Primary school.</li> <li>Encourage provision of affordable housing pepper potted throughout Omokoroa.</li> </ul>	<p>Neighbourhood Support Group (service provider)</p> <p>Community Board and Matakana representatives e.g. Hauora (facilitator and partner)</p> <p>Omokoroa Point Primary school (provider)</p> <p>Developers (providers)</p> <p>SmartGrowth intermediate housing Working Party (advocate)</p>	<p>2011 onwards</p> <p>2011 onwards</p> <p>2014 onwards</p> <p>2011 onwards</p>
15	Develop activities, programmes and facilities available for and by young people.	<ul style="list-style-type: none"> <li>Engage with young people to identify their recreational, social, cultural and transport, including cycling needs.</li> <li>Develop and implement a plan to increase activities, services and programmes for young people.</li> <li>Ensure existing and future recreation, cultural, civic, arts facilities are youth friendly and involve young people in the planning.</li> </ul>	<p>Council (facilitator and advocate)</p> <p>Omokoroa Community Board and relevant community groups (facilitator and advocate)</p> <p>Local young people</p> <p>Neighbourhood Support Groups</p> <p>Ministry of Youth Development (facilitator)</p>	2010 onwards

## Retaining and enhancing Omokoroa's 'village' feel and sense of safety

16	Increase safety, reduce crime and encourage residents to care for each other	<ul style="list-style-type: none"> <li>Maintain and continually enhance the operation of an active neighbourhood support network capable of being utilised to service other community needs.</li> <li>Maintain and enhance a community patrol and police information centre integrated into the neighbourhood support network.</li> <li>Advocate for the establishment of a permanent Police presence.</li> <li>Explore additional ways to improve safety e.g. more outdoor lighting, CCTV cameras.</li> <li>Investigate need for liquor ban as required.</li> <li>Incorporate an emergency management structure over the community's neighbourhood support network.</li> <li>Provide information and training for interested locals in civil defence.</li> </ul>	<p>Omokoroa community Safety Trust (advocate and facilitator)</p> <p>Neighbourhood Support network (advocate and facilitator)</p> <p>Community Patrol (advocate)</p> <p>NZ Police (provider)</p> <p>Council (facilitator)</p>	<p>Advocacy undertaken for a permanent police presence 2010 onwards</p> <p>Methods to improve safety are identified by local community safety groups 2014 onwards</p> <p>Civil defence information and training provided to Omokoroa residents 2014 onwards</p>
17	Retain and enhance Omokoroa's 'community spirit' and the 'country village feel' e.g. like Warkworth's	<ul style="list-style-type: none"> <li>Ensure community involvement and buy-in and pride into the implementation of the CDP.</li> <li>Council takes into account Omokoroa's uniqueness and 'country village feel' in its planning e.g. commercial centre could have a car less 'village green' where people could meet, fruit trees as a reminder of local orchards etc.</li> <li>Communities facilities, groups and networks operate to provide opportunities for residents to meet, interact and participate e.g. Neighbourhood Support.</li> <li>Use existing facilities e.g. library to display historical photos of Omokoroa.</li> </ul>	<p>Omokoroa community and local groups (advocate)</p> <p>Omokoroa Community Board (advocate)</p> <p>Council (facilitator)</p>	2010 onwards



# ECONOMY

**THE growth of Omokoroa should result in more employment opportunities given the new range of commercial and industrial areas. This should benefit residents and the hinterland by reducing the need to travel long distances to employment and enabling more people to access work by sustainable means (walking, cycling and public transport) – all akin to the 'live, work and play' SmartGrowth philosophy.**

A high proportion of people living in Omokoroa work from home and this is important for the local economy. Developing a business network, determining whether managed workspace and/or marketing assistance is required are all opportunities to provide improved support to this sector.

It is recognised that while some economic activities are considered more suitable for the area than others, there needs to be a balance. A variety of future employment options demanding a range of employment skills would help create a more sustainable economic environment and ensure that the growth of Omokoroa attracts a range of skilled employees. The need to ensure that the social infrastructure of the peninsula grows in line with the residential

and commercial growth should not be underestimated – residents stress their desire for a wider range of quality facilities and services.

The horticulture sector is becoming more dependent on contract and seasonal workers and Omokoroa is increasingly likely to provide for their well-being.

Many agree that Omokoroa's assets could be better promoted in terms of tourism opportunities. Along with Matakana Island, there is a need to explore community knowledge and skills in relation to these potential opportunities thereby helping our communities benefit.

*We should base any growth in the local economy around Omokoroa's key strengths – horticulture and tourism. There are so many opportunities to add value to these industries....*

## Developing a range of employment opportunities

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
18	Ensure that the commercial zone is well planned, attractive and a social and community hub.	<ul style="list-style-type: none"> <li>The design and layout of the commercial area will need to comply with existing Structure Plan and District Plan regulations. In addition, the Omokoroa Central Area Master Plan will be prepared. This will consider the layout of the town centre and conditions as far as they comply with the Resource Management Act.</li> <li>Ensure that the commercial zone is well planned, attractive and a social and community hub. The design and layout of the commercial area will need to comply with existing Structure Plan and District Plan regulations. In addition, the Omokoroa Central Area Master Plan will be prepared. This will consider the layout of the town centre and conditions as far as they comply with the Resource Management Act.</li> <li>The Central Area Master Plan would allow for a range of commercial outlets to be included and development of them would be dependant on whether there is commercial interest.</li> <li>Planners/designers work with locals during more detailed design phases to ensure community input.</li> </ul>	<p>Council (regulator/partner/facilitator) Private sector developers (partners) Existing businesses &amp; service providers (advocate) Community Board (advocate)</p> <p>Council (provider/facilitator) Master planners (partner) Community (advocate) Businesses (advocate)</p>	The timing for the development of the Omokoroa Central Area Master Plan will be finalised in 1010/11.
19	Ensure that the industrial zone is well planned and accessible from/to the commercial centre and residential areas.	<ul style="list-style-type: none"> <li>The design and layout of the industrial area will need to comply with existing Structure Plan and District Plan regulations. The Omokoroa Central Area Master Plan will also include some industrial zoned areas.</li> <li>The community may have an opportunity to comment on proposals within the industrial area however this will only be in cases where applications are for non-permitted development (i.e. outside that agreed in the Structure Plan) and where Council decide to notify the public of such applications.</li> </ul>	<p>Council (regulator/partner/facilitator) Existing businesses &amp; services (advocate) Private sector developers (partner) Community Board (advocate)</p>	<p>The timing for the development of the Omokoroa Central Area Master Plan will be finalised in 1010/11.</p> <p>Structure Plan and District Plan regulations already exist so are therefore ongoing</p>
20	Ensure that an improved transportation network is developed/ designed to help our community access employment opportunities and community/social facilities.	<ul style="list-style-type: none"> <li>Liaise with public transport providers to determine whether the supply of public transport meets demand.</li> <li>Ensure that opportunities for public transport are built into new development plans e.g. bus stops in both industrial and commercial areas.</li> <li>Liaise with rail operators to explore longer term development of a rail link to Tauranga.</li> <li>Explore opportunities for 'community transport vehicles' to be used for/by residents e.g. hospital visits.</li> <li>Encourage a safe commuter culture on the peninsula.</li> </ul>	<p>Katcoach company (partner) EBoP (partner) Council (advocate/facilitator) Community Board (advocate)</p> <p>Council (advocate) Private sector developers (partner)</p> <p>Kiwi Rail (provider) Council (advocate)</p> <p>Council (advocate) Community Board (advocate)</p> <p>Cycle groups and individuals</p>	<p>2011 onwards</p> <p>The timing for the development of the Omokoroa Central Area Master Plan will be finalised in 1010/11.</p> <p>2015 onwards</p> <p>2010 onwards</p>



## Developing a range of employment opportunities *Continued*

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
21	Liaise with existing businesses and services to determine interest in new sites within new commercial/ industrial areas.	<ul style="list-style-type: none"> <li>Survey existing businesses and community service providers. Investigate demand for new sites/ workspace to determine requirements. Liaise with developers.</li> <li>Liaise with operators to determine interest in Omokoroa – supermarkets, gym etc.</li> </ul>	<ul style="list-style-type: none"> <li>Council (provider)</li> <li>Council (facilitator)</li> <li>Existing businesses &amp; services</li> <li>Private sector developers (partner)</li> <li>Priority One (advocate)</li> <li>Council (facilitator)</li> <li>Priority One (advocate)</li> <li>Business networks (facilitator/advocate)</li> </ul>	<ul style="list-style-type: none"> <li>The timing for the development of the Omokoroa Central Area Master Plan will be finalised in 1010/11.</li> <li>2011 onwards</li> </ul>
22	Investigate the feasibility of providing new commercial and residential uses within the area subject to the Omokoroa Domain and Boating Facilities Structure Plan.	<ul style="list-style-type: none"> <li>As part of the Omokoroa Domain and Boating Facilities Structure Plan which includes the northeast area, opportunities/desire for creating limited commercial areas (e.g. some niche retailing) within the area should be explored.</li> <li>Assess demand for some niche retailing/cafes etc within the area.</li> </ul>	<ul style="list-style-type: none"> <li>Council (partner)</li> <li>Residential &amp; business community</li> <li>Council (facilitator)</li> <li>Businesses Community</li> </ul>	<ul style="list-style-type: none"> <li>The Omokoroa Domain and Boating Facilities Structure Plan will commence in 2010/11</li> <li>Integral to Omokoroa Domain and Boating Facilities Structure Plan</li> </ul>

## Supporting new and existing businesses

23	Support local people/businesses to take up new employment opportunities (live/work/play principles).	<ul style="list-style-type: none"> <li>Encourage/support and assist local businesses to tender for contracts.</li> <li>Support training organisations to assist local people in upskilling/training – match skills to jobs.</li> <li>Create opportunities for local business mentoring by retired professionals.</li> <li>Investigate opportunities to set up Farmers Market.</li> </ul>	<ul style="list-style-type: none"> <li>Council Economic Development Officer (facilitator)</li> <li>Existing businesses &amp; services</li> <li>Council (facilitator)</li> <li>Community Board (advocate)</li> <li>Training/further education providers (advocate)</li> <li>Local businesses</li> <li>Retired professionals</li> <li>Council (facilitator)</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing</li> <li>Ongoing</li> <li>2011 onwards</li> </ul>
24	Explore the establishment of a local business network.	<ul style="list-style-type: none"> <li>As the number of businesses grows survey whether there is demand for a business support network.</li> <li>Work with Matakana community to ensure businesses in both the communities complement each other where possible.</li> </ul>	<ul style="list-style-type: none"> <li>Council (facilitator)</li> <li>Businesses and services in Omokoroa and Matakana Island</li> </ul>	<ul style="list-style-type: none"> <li>2011 onwards</li> <li>2011 onwards</li> </ul>





# ENVIRONMENT

**THE quality of the natural environment is central to why many people have chosen to live in Omokoroa. The local people are actively involved in organised environmental groups and put into action their support for a sustainable local environment.**

There is support for bio-diversity and the principles of sustainable and integrated catchment management. People are concerned that new development could have detrimental effects on the harbour by generating more sediment and stormwater, but there is an awareness that the causes of sedimentation extend far beyond the Omokoroa peninsula. People question if the sedimentation in the harbour is getting worse, what is causing the sea lettuce problem and how can they stop mangroves from taking over? There are many projects undertaken by groups such as Environment Bay of Plenty, New Zealand Landcare Trust and Department of Conservation as well as the locally based Care groups. Many residents want more information about the outcomes of these studies or projects to be available in a cohesive and easily understood format.

Residents do not seek to avoid human influences, rather to see that they are compatible with, and enhance the natural environment.

The care with which local people tend their own gardens, the popularity of the garden clubs and environmental groups, and the energy with which locals seek sustainable and affordable ways to live in harmony with the natural environment, exemplify their environmental values. People love using the many walkways around the peninsula, swimming, boating or fishing in the harbour and understand they have a role to play in actively protecting and enhancing these assets.

Long time residents recall that the peninsula's beaches previously had much more white sand than at present and had easier access to play on the harbour margins. Many people wanted to investigate if this sand could be reinstated, either by restoration of natural processes or by bringing in sand dredged in the harbour. The control of mangroves was also important to residents.

*We want to help protect the good things about the environment and take action to improve those that have been compromised.*



## Achieving a healthy harbour and estuaries

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
25	Identify the causes of the adverse effects (sediment/nutrients) on the harbour and take practical steps to reduce the impacts of these.	<ul style="list-style-type: none"> <li>• Reduce sediment inputs from surrounding landuse.</li> <li>• Support EBOP as it implements catchment management plans.</li> <li>• Investigate suitable method for reporting ecosystem health to community.</li> <li>• Reduce sediment generated from urban development by better practices and increased enforcement.</li> </ul>	Environment Bay of Plenty (EBOP) (regulator/provider) National Institute of Water and Atmospheric Research (NIWA) (service provider) Council (advocate) Community Board (advocate) Omokoroa Environmental Managers Inc (OEMI) (advocate)	Annual monitoring and reporting NIWA report 2010
26	Address the degradation of the harbour edge caused by Mangroves, and deposits of sea lettuce.	<ul style="list-style-type: none"> <li>• Reduce the area covered by mangroves to restore natural estuary and foreshore biodiversity.</li> <li>• Report the outcomes of study of causes of sea lettuce growth and develop (if practical and achievable) a plan to address cause.</li> </ul>	EBOP (provider) Omokoroa Estuaries Restoration Group (advocate) Council (advocate) Community Board (advocate) (OEMI) (advocate)	Ongoing Initial report on the sea lettuce study 2011 Management options report 2012
27	Reduce adverse impacts of stormwater on the estuary and harbour.	<ul style="list-style-type: none"> <li>• Require appropriate stormwater design and mitigation for new developments.</li> <li>• Programme to reduce adverse impacts of existing stormwater discharges by using low impact design principles.</li> </ul>	Council (provider) EBOP (regulator) Private developers Property owners (funders) Community Board (advocate) OEMI (advocate)	Ongoing
28	Protect flora and fauna, including birds, dolphins, Orca and enhance recreational opportunities, including fishing.	<ul style="list-style-type: none"> <li>• EBOP harbour master and harbour wardens to be aware.</li> <li>• Care groups to advise of any issues.</li> </ul>	EBOP (advocate) Department of Conservation (DoC) (advocate) Council (advocate) Community Board (advocate) OEMI (advocate)	Ongoing
29	Better manage the estuarine environment.	<ul style="list-style-type: none"> <li>• Seek extension of areas for mangrove removal.</li> <li>• Change controls in Regional Coastal Environment Plan (RCEP) to enable restoration activities in the Coastal Habitat Preservation Zone.</li> <li>• Provide for special management areas for migratory and non-migratory birds.</li> <li>• Protect highly valued areas from inappropriate development such as marinas and boat ramps.</li> <li>• Identify potential areas for foreshore development and protection.</li> <li>• Investigate practicality of exclusion zones for dogs in specific coastal areas.</li> </ul>	EBOP (Regulator) OEMI (advocate) Council (advocate/regulator) Community Board (advocate)	When RCEP change is notified – late 2010 Notification of new RCEP 2010 onwards Dog policy review 2010/11

## Managing resources more sustainably

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
30 <i>Continued</i>	Reduce rubbish on ground near shops and in domain.	<ul style="list-style-type: none"> <li>Advocate for bigger bins or increased level of service in Council's Annual Plan or Long Term Plan and encourage people to take their rubbish away rather than leave it.</li> <li>Encourage residents and businesses to take responsibility for the disposal/reuse of materials.</li> <li>Provision of recycling bins alongside rubbish to be considered in next Kaimai Ward Reserves Management Plan (RMP) review.</li> <li>Education and enforcement of littering bylaw.</li> </ul>	Council (provider) Sustainable Business Network (facilitator) Waste Watchers (advocate) Community Board (monitor) Council (provider)	LTP 2012 - 2022  RMP review 2014/15
31	Encourage sustainable resource use.	<ul style="list-style-type: none"> <li>Develop an integrated solid waste management facility for Omokoroa that handles greenwaste, recycling, and waste disposal and provides for community reuse of pre-loved items.</li> <li>Provide incentives for recycling by ensuring that recycling is not more expensive than disposal.</li> <li>Have community owned greenwaste mulcher for residents use.</li> <li>Provide education opportunities for residents to improve awareness of sustainable actions they can undertake, such as composting.</li> <li>Meter water to encourage water conservation.</li> <li>Continue eco design service to provide residents advice when building or renovating, including water collection and use of photo voltaic cells.</li> <li>Investigate annual community trading day to sell or give away pre loved items.</li> </ul>	Tauranga Environment Centre(facilitator) Council (provider/partner/regulator) Licensed waste operators (service provider) Community Board (facilitator) Community group (operate mulcher)	LTCCP 2012 for integrated solid waste management facility  2012 Ongoing  2010/11 Ongoing  2011
32	Retain access to natural hotwater resource.	<ul style="list-style-type: none"> <li>Rules/policies in regional land and water plan and regional policy statement.</li> </ul>	EBOP (regulator) Council (regulator) Community Board (advocate)	As opportunities arise

## Maintaining and protecting the natural environment

33	Encourage high levels of amenity in private and public open space, ensure trees don't block desirable views.	<ul style="list-style-type: none"> <li>Provide information on suitable plant types for locality, especially relating to plant size and view shafts on private and public land.</li> <li>Maintain public open spaces to high standard.</li> <li>Promote 'best street' or similar competitions.</li> <li>Council considers appropriate tree species when planting in reserves and roadsides.</li> </ul>	Council (provider/facilitator) Community Board (provider) OEMI (advocate)	2012 Ongoing 2012 Ongoing
34	Reduce impacts of pests on local environment.	<ul style="list-style-type: none"> <li>Investigate need/feasibility of Canada Geese and Swan control.</li> <li>Continue to support environmental care group activities related to pest control</li> <li>Submit to Regional Pest Management Strategy</li> <li>Improve enforcement of pest plant rules on private and public land.</li> <li>Improve control of pest animals such as rats, possums and rabbits.</li> </ul>	Fish and Game (provider) EBOP (regulator/partner) Council (advocate) Community Board (advocate) OE MI (service provider, advocate) Pest Free Omokoroa (advocate)	On going Regional Pest Management Strategy 2010

## Maintaining and protecting the natural environment *Continued*

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
35	Future development does not adversely affect land stability and existing unstable areas are stabilised.	<ul style="list-style-type: none"> <li>• Ensure land stability issues are identified.</li> <li>• Restrict building or earthworks in risk areas.</li> <li>• Manage stormwater to reduce potential problems by using low impact design principles.</li> </ul>	Council (provider/regulator)	2015 dependant on plan changes to District Plan
36	Environmental groups are supported and continue to undertake activities that enhance local environment.	<ul style="list-style-type: none"> <li>• Continue financial and technical support of environmental care groups because their volunteer input is valued.</li> <li>• Care groups undertaking work that improves the environment, including planting, pest control and physical enhancements.</li> <li>• Simplify and distribute results of environmental monitoring as part of on-going education programme.</li> </ul>	Care groups (service provider) EBOP (funder/advocate) Council (funder/advocate) NZ Landcare Trust (facilitator/service provider) Contractors (service providers)	Ongoing
37	Reinstate white sand on the beaches of the peninsula if cost effective means can be identified.	<ul style="list-style-type: none"> <li>• Commission technical report on cost and practicality of resanding identified beaches.</li> <li>• If report indicates feasibility link in with Omokoroa Domain and Boating Facilities Structure Plan, which includes the northeast area.</li> <li>• Unless it is shown that Kikuyu is of benefit to the sandy areas, investigate the feasibility of removal.</li> </ul>	EBOP (Regulator) Community Board (monitor) OEMI (advocate) Council (funder)	Report by 2012 2011 Subject to Annual Plan 2011/12
38	Ensure that development of new infrastructure minimises and mitigates impact on the environment and the removal of trees.	<ul style="list-style-type: none"> <li>• Promote opportunities for infrastructure providers to liaise with community.</li> <li>• Require/advocate earthworks to be reinstated with suitable plants to enhance the environment and reduce erosion.</li> </ul>	KiwiRail (provider) New Zealand Transport Agency(provider) OEMI (monitor) Community Board (monitor) EBOP (regulator) Council (regulator/provider)	Ongoing
39	Develop Annual Omokoroa State of the Environment Report.	<ul style="list-style-type: none"> <li>• On annual basis gather information and data relevant to Omokoroa environment e.g. sea lettuce, mangroves, harbour sedimentation, water quality, resanding beaches, Care group activities, pest control work.</li> <li>• Collate information and publish report both in hard copy and on internet</li> <li>• Seek funding from EBOP's environmental enhancement fund</li> </ul>	OEMI (provider) EBOP (funder- dependant on success of application to Environmental Enhancement Fund) Environment care groups in Omokoroa (advocates and partners)	2011 and on going





# RECREATION AND LEISURE

**The harbour is the natural playground for the people of Omokoroa and much of their leisure time is spent in the water, therefore maintaining year round access is a priority. Other recreational choices are available and the community is keen to see them enhanced.**

Developing recreation facilities that are affordable and meet the needs of the area's growing youth population have to be planned for the future. It is also important that the community's sense of ownership of reserves is maintained and to ensure that they are fully utilised. The Kaimai Ward Reserves Management Plan, which sets out the development of reserves on the peninsula was reviewed in October 2008 and implementation of actions is key to ensuring reserves are adequately maintained. The Omokoroa community is proud of the reserves and wants to ensure that they meet their expectations.

Imagine the open "green space" at the Domain with no congestion issues for visitors and those wanting to access the harbour. The proposed Omokoroa Domain and Boating Facilities Structure Plan, which includes the northeast area, will address those issues.

Connecting walkways and cycle ways on the peninsula and linking them to neighbouring communities including national initiatives is important to the well being of current and future generations. The Reserve Management Plan will include the ongoing development of walkways and cycle ways as they traverse the many reserves in Omokoroa.

*The recreation and leisure opportunities will continue to be well used.*



## Enhancing and providing recreational opportunities

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
40	Ensure Omokoroa has adequate recreation and aquatic facilities.	<ul style="list-style-type: none"> <li>Investigate the staging of development of a community recreation centre with an aquatic centre. It would cater for all ages and incorporate a gymnasium, rollerblading facilities, volley ball, basketball courts and aquatic facilities.</li> <li>Consider the development in conjunction with schools, private enterprises etc.</li> <li>Undertake a feasibility study jointly with the community.</li> </ul>	<p>Council (facilitator)            Community Board (advocate)            High School (facilitator)            Primary School (advocate)            Ministry of Education            Private enterprise</p>	<p><b>Investigation;</b>            To be considered each 3 yearly LTP Review (2011/12)</p> <p><b>Design and Construction;</b>            To be considered each 3 yearly LTP Review (2011/12)</p>
41	Ensure recreational access to the harbour is meets the needs of the growing population.	<p>During the development of the Omokoroa Domain and Boating Facilities Structure Plan, which includes the northeast area, investigate:</p> <ul style="list-style-type: none"> <li>How Omokoroa Point should be developed to accommodate boating, swimming, recreational and commercial activities including management of boat trailer congestion e.g. reclamation, car/boat stacks.</li> <li>Options for junior sailing to develop mooring and launching facilities.</li> <li>Whether a charge should be applied to boat ramps at Omokoroa for visitors from outside the District.</li> </ul>	<p>Council (facilitator/funder)            Community Board (advocate)            Boating Club (advocate)            Omokoroa Environmental Managers Inc (OEMI) (advocate)</p>	<p><b>Investigation;</b>            To be considered during the Omokoroa Domain and Boating Facilities Structure Plan 2010/11</p> <p><b>Design and Construction;</b>            To be considered each 3 yearly LTP Review (2011/12)</p>
42	Provide easier access to the Kaimai Mamaku Forest Park.	<ul style="list-style-type: none"> <li>During the implementation of the Heads of Agreement with the Department of Conservation, work with them to upgrade roading and entranceways to the Kaimai Mamaku Forest Park.</li> </ul>	<p>Council (facilitator)            Department of Conservation (partner)</p>	<p>Within existing time frames and budgets.</p>
43	Ensure the provision of recreation and reserves meets the future needs of Omokoroa.	<ul style="list-style-type: none"> <li>During the implementation of the Kaimai Ward Reserve Management Plan and subsequent reviews assess needs for recreational land, playground equipment, signage on reserves, skate park, a mini golf complex, additional public toilets, barbecues, picnic facilities, tennis courts, mini courts, artificial turf for hockey, rollerblading, sports club facilities, pocket parking' near reserves/green spaces, to provide more planting on reserves, continued development of esplanade reserves and reserves that could provide access to the harbour.</li> </ul>	<p>Council (provider)            Community Board (advocate)            OEMI (advocate)</p>	<p>To be assessed during specific reserve developments and specific assessments</p>
44	Ensure Reserves are developed to meet the current and future needs of Omokoroa.	<p>During the implementation of the Kaimai Ward Reserve Management Plan:</p> <ul style="list-style-type: none"> <li>Continue to develop reserves at Omokoroa.</li> <li>Work with the local Estuary Group at Omokoroa to manage estuary restoration.</li> </ul>	<p>Council (provider)            Community Board (advocate)            OEMI (facilitators)            Omokoroa Estuaries Restoration Group (volunteers)</p>	<p>Within current 2009/2019 LTP approvals</p>
45	Ensure Omokoroa has adequate walking and cycling connections.	<ul style="list-style-type: none"> <li>During the implementation of Kaimai Ward Reserve Management Plan, develop all weather walkways that are safe, link existing and future transport walkways/cycle ways/reserves/ green spaces, have adequate signage, are well-contoured with views, located either on flat or over differing terrain, have seats and rubbish bins and planted out in trees.</li> <li>During the implementation of Kaimai Ward Reserve Management Plan, investigate development of the shared use of walkways and cycle ways including mobility scooters.</li> </ul>	<p>Council (provider)            Community Board (advocate)            OEMI (advocate)</p>	<p>Reserves component of development will be assessed during Reserve Management and Concept Planning processes</p>



# GETTING AROUND

**WHILE** the peaceful village atmosphere is one of the most valued assets within Omokoroa, the need to get around the Peninsula and to services and facilities outside is still very important to the community.

A network of walkways has developed around the peninsula and are well used and highly valued by all ages within the community. A desire to extend this network to link further reserves and to extend out to recent residential developments was expressed during community workshops. Walking and cycling access across to Plummers Point was also seen as a valuable extension to the network, enabling people to access the sub-regional park and to link with neighbouring communities.

Another area of interest was public transport. There are relatively few services between Omokoroa and Tauranga and several sections of the community (particularly the youth and the older residents) did indicate that their inability to access transport compromised their opportunities. Exploring opportunities to

increase provision and particularly to ensure that the growth of the settlement provides for additional public transport, were issues flagged by the community.

There is an understanding that the growth of Omokoroa will require more roads and the community is keen that this new infrastructure is designed to cater for people with disabilities, older people and children. Well designed roads with shared walkways and cycleways will ensure that Omokoroa's desire for a high quality, well used footpath network is achieved. Incorporating public art and well designed streetscape materials within new developments will help retain the existing high quality environment as will providing green amenity value while maintaining and harbour and Kaimai views.

*To build on our current assets and make sure that the growth of Omokoroa provides improved opportunities to get around and enjoy the peninsula.*





## Creating opportunities for the community to walk and cycle

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
46	Continue to develop attractive walking and cycling routes around Omokoroa.	<ul style="list-style-type: none"> <li>Council has a District wide Walking and Cycling Strategy. This identifies a number of existing walking and cycling priorities within Omokoroa. This will be implemented as the work programme permits.</li> <li>Ensure that the walking and cycling network is maintained to a level based on agreed Council levels of service.</li> <li>Investigate opportunities to provide new or upgraded signage identifying the walkway network.</li> <li>Investigate opportunities for a walkway/cycleway, linking up Omokoroa with Tauranga via the Te Puna peninsula.</li> <li>Ensure that new walkway design includes consideration of public art and seating. This is required as part of the Public Art policy in relation to capital works projects.</li> </ul>	<p>Council (advocate/provider /partner/facilitator)</p> <p>Community Board (advocate)</p> <p>Environmental groups/organisations (advocate)</p> <p>Local walking groups (advocate)</p> <p>Council</p> <p>Local walking groups (advocate)</p>	<p>The Walking and Cycling Strategy is currently (2010) establishing a work programme</p> <p>Ongoing</p> <p>Ongoing</p> <p>2011 onwards</p> <p>Ongoing</p>

## Approaches to be used so new infrastructure can fit in and do the job well

47	Ensure that the design of the commercial and industrial centres incorporate well laid out, high quality parking including the use of low impact design principles in the management of stormwater.	<ul style="list-style-type: none"> <li>The District Plan, Structure Plan and forthcoming Central Area Masterplan will identify parking requirements. Proposals will need to comply with these specifications.</li> <li>Consider making areas within the commercial area car free.</li> <li>Ensure that landscaping is integrated within car parking areas.</li> </ul>	<p>Council (regulator)</p> <p>Private sector developers</p> <p>Residential and business communities</p> <p>Private sector developers</p>	<p>The timing for the development of the Central Area Master Plan will be finalised in 2010/11. Timing and costs for work identified as a result of the Master Plan will be considered at each Long Term Plan review</p>
48	Ensure that landscaping and lighting is well planned and integral to all new road development.	<ul style="list-style-type: none"> <li>Consider impacts of new lighting on existing residents.</li> <li>Public art (roundabouts, bridges, seating) should be considered within the design of new infrastructure. This is a feature of the Public Art Policy.</li> </ul>	<p>Council (regulator/partner/provider)</p> <p>Community Board (advocate)</p>	<p>Ongoing through Structure planning</p> <p>Timing and costs for work identified as a result of the Master Plan will be considered at each LTP review</p> <p>Ongoing as part of the Public Art Policy</p>
49	Investigate transportation problems around the Domain area.	<ul style="list-style-type: none"> <li>Omokoroa Domain and Boating Facilities Structure Plan which includes the northeast area, to determine the cause of parking and accessibility problems within the area (boat parking, queues for ferry, insufficient parking etc) in order to determine future options for the area.</li> </ul>	<p>Council (regulator/partner/advocate)</p> <p>EBoP (provider)</p> <p>Matakana ferry operator</p> <p>Matakana representatives</p> <p>Omokoroa Boat Club</p> <p>Business owners</p>	<p>The Domain and Boating Facilities Structure Plan will be undertaken in 2010/11</p>

## Approaches to be used so new infrastructure can fit in and do the job well *Continued*

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
50	Seek to maintain communication between the community and KiwiRail as regards potential rail corridor development.	<ul style="list-style-type: none"> <li>• Ensure that the community is kept informed about the proposed Omokoroa passing loop.</li> <li>• Seek to minimise adverse impacts of the passing loop where possible e.g. encourage exploration of other options, noise/visual intrusion barriers.</li> </ul>	Council (advocate/facilitator) EBoP (advocate, regulator) Kiwi Rail (provider) Community Board (advocate)	Ongoing

## Investigating opportunities so there is better public transport

51	Investigate opportunities to provide improved public transport to and from Omokoroa.	<ul style="list-style-type: none"> <li>• Liaise with bus operators to investigate opportunities to improve bus services.</li> <li>• Work with rail organisations to determine the longer term feasibility of developing a passenger rail link.</li> <li>• Provide park and ride facilities as shown in the Structure Plan.</li> </ul>	KatiCoach company (partner) EBoP (partner) Council (advocate) Kiwi Rail (partner) EBoP (partner) Council (advocate/partner)	2011 onwards    Longer term, 2015 +
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# LAND USE

**PEOPLE** recognise that because Omokoroa is an area that will grow over time, there is an opportunity to get the development right and retain the features and characteristics that are important to them.

People value and enjoy the natural beauty and country feeling of the area, including the strong sense of community and enjoy the friendliness that comes with this.

SmartGrowth emphasises the need to provide land and services for housing, business, community activities and recreation. It means that people can then meet most of their daily needs within their own communities. The Strategy also includes careful design because of the benefits it can offer to communities, including appropriate infrastructure and services.

Long-term planning identifies specific areas for both commercial and industrial businesses to develop and provide for a range of employment opportunities. Planning also identifies where people can live and enjoy their leisure time. Sections of varying sizes would mean different types of homes catering for all age groups, family sizes and lifestyles could be built. This would contribute to the diversity of Omokoroa.

The first stage of residential development in Omokoroa is proceeding according to Council's structure planning. The development of new business land and light industrial land, including a new town centre, will provide opportunities for local support services and for employment. The District Plan provides for commercial growth in Omokoroa. The two key areas are a proposed town centre and a neighbourhood centre in Tralee Street. Council's District Plan reflects the structure planning and the Development Code<sup>10</sup>.

<sup>10</sup> The Development Code sets out compliance with minimum standards for servicing subdivision and development as well as seeking a degree of consistency of design with communities so that future services can be maintained efficiently and to help maintain a coherent urban form.

*More community facilities, services and shops will make it easier to live, work and play.*



## Encourage industrial development so people can work in the area

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
52	Encourage industrial <sup>11</sup> growth so there is an opportunity to work locally.	<ul style="list-style-type: none"> <li>The SmartGrowth Strategy established the longer term requirements for industrial land for the District.</li> <li>The District Plan provides for industrial growth in Omokoroa by proposing new Industrial Zones (District Plan Section 18.3).</li> <li>The Omokoroa Structure Plan Stage 2 identifies land for industrial use. Land in the Industrial Zones predominantly adjoins the State Highway and a small area adjoining the railway line. (District Plan Section 18.3).</li> <li>Potential business investors are encouraged to create specialist clusters for mutual benefit.</li> </ul>	<p>Council (regulator/facilitator)</p> <p>Developers (providers)</p> <p>Priority One (facilitator)</p> <p>Businesses (providers)</p>	Planned to be progressively rolled out over the next 30 years
53	Industrial land should be identified in specific areas of Omokoroa and kept separate from residential areas.	<p>Council's District Plan provides for industrial growth in Omokoroa, including managing the impacts of this growth in the following ways:</p> <ul style="list-style-type: none"> <li>Industrial Zones are intended to locate industrial activities together to avoid and manage adverse effects such as traffic, noise, dust, hazardous substances, visual effects and odour and</li> <li>they will enable Council to better manage the provision of infrastructure, and the interface with adjacent Residential and Rural Zones and</li> <li>they are located to make efficient use of transport infrastructure and</li> <li>they will also enable better long term planning of transport corridors (District Plan Section 18).</li> </ul>	Council (regulator/facilitator)	Developers (providers) Planned to be progressively rolled out over the next 30 years
54	Minimise the visual impacts of the industrial area on the surrounding environment.	<ul style="list-style-type: none"> <li>The District Plan includes requirements to minimise the visual impact of industrial development.</li> <li>There are Streetscape performance standards, which apply to Omokoroa Industrial Zones (District Plan Section 18.4).</li> </ul>	Council (regulator/facilitator)	Developers (providers) Part of the Industrial Zone is operative and available for development now
55	Heavy industry activities should not occur in Omokoroa.	<ul style="list-style-type: none"> <li>Specific Regional Council rules and District Plan rules will not permit "noxious" industries to be located in Omokoroa.</li> <li>Permitted activities are specified in the District Plan, however, there are exceptions for Omokoroa in the Light Industrial Zone adjoining the railway line which are:</li> <li>Industry, transport and contractor's depots are not permitted within the Light Industrial Zone (District Plan Section 18.3).</li> </ul>	<p>Council (regulator/facilitator)</p> <p>Developers (providers)</p>	Part of the Industrial Zone is operative and available for development now

## Encouraging commercial development so people can work, shop and play locally

56	Encourage commercial <sup>12</sup> growth so there is an opportunity to work locally.	<ul style="list-style-type: none"> <li>The SmartGrowth Strategy includes actions that support commercial growth.</li> <li>The District Plan provides for commercial growth in Omokoroa. The two key areas are a proposed town centre and a neighbourhood centre in Tralee Street. The reason for this is to ensure that the needs of the community are met with regard to accessibility and the range of activities available. They are also managed so as not to adversely affect the adjacent residential areas. (District Plan Section 17).</li> </ul>	<p>Council (regulator/facilitator)</p> <p>Developers (providers)</p> <p>Businesses (providers)</p>	Developers (providers) Planned to be progressively rolled out over the next 30 years
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<sup>11</sup> The District Plan includes a definition of industry as meaning and including manufacturing, processing packaging or dismantling activities and engineering workshops (including panelbeaters and spray painters) (District Plan, Definitions)

<sup>12</sup> The District Plan refers to Commercial as being for example services for the community, retailing, eating places and offices.

## Encouraging commercial development so people can work, shop and play locally *Continued*

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
56 <i>Continued</i>	Encourage commercial <sup>13</sup> growth so there is an opportunity to work locally.	<ul style="list-style-type: none"> <li>It is the intention to develop a town centre on the Southern side of the railway line (identified in the Stage 2 area) because in time this will become the heart of the Omokoroa community. (Omokoroa Built Environment Strategy (g) page 25).</li> <li>The Omokoroa Central Area Master Plan is yet to be prepared for the proposed town centre. This will provide for the location of buildings, traffic and pedestrian cycle paths and parking areas and also define compliance with the performance standards and criteria listed in the District Plan (District Plan Section 17.5).</li> <li>Specifically the Omokoroa Built Environment Strategy encourages the development of the town without affecting its qualities, current sense of identity and the natural environment. (Omokoroa Built Environment Strategy (2.2) page 5).</li> </ul>		The timing for the development of the Omokoroa Central Area Master Plan will be finalised in 2010/11
57	Explore how the concept of a 'village green' could be incorporated into the commercial centre.	<ul style="list-style-type: none"> <li>The Omokoroa Central Area Master Plan will incorporate feedback from this community development plan process and as well, there will be separate consultation to explore options for the new town centre.</li> </ul>	Council (regulator/facilitator) Developers (providers)	The timing for the development of the Omokoroa Central Area Master Plan will be finalised in 2010/11
58	See a small movie theatre established.	<ul style="list-style-type: none"> <li>The District Plan provides for commercial growth in Omokoroa. The two key areas are a proposed town centre and a neighbourhood centre in Tralee Street.</li> <li>The Omokoroa Central Area Master Plan is yet to be prepared for the proposed town centre. This will provide for the location of buildings, traffic and pedestrian cycle paths and parking areas and also define compliance with the performance standards and criteria listed in the District Plan (District Plan Section 17.5).</li> <li>This process allows for a range of commercial outlets, including a movie theatre if there is sufficient interest for one from commercial providers.</li> </ul>	Council (regulator/facilitator) Developers (providers)	The timing for the development of the Omokoroa Central Area Master Plan will be finalised in 2010/11
59	Encourage the development of a range of necessary retail outlets, including a supermarket, speciality crafts, cafes and bars that meet local needs.	<ul style="list-style-type: none"> <li>The Omokoroa Central Area Master Plan will consider the layout of the town centre and conditions as far as they comply with the Resource Management Act.</li> <li>The Omokoroa Central Area Master Plan would allow for a range of commercial outlets to be included and development of them would be depend on whether there is commercial interest.</li> <li>People in Omokoroa will be consulted when the master plan is being developed.</li> </ul>	Council (regulator/facilitator) Developers (providers)	The timing for the development of the Omokoroa Central Area Master Plan will be finalised in 2010/11
60	A new library and a community centre could be located on the same site.	<ul style="list-style-type: none"> <li>The details of a new library and community centre will be addressed during the development of the Omokoroa Central Area Master Plan.</li> </ul>	Council (partner/provider/facilitator) Developers (providers)	The timing for the development of the Omokoroa Central Area Master Plan will be finalised in 2010/11

## Managing residential development

61	Development should be managed so there is a mix of section sizes to include large and smaller sections.	<ul style="list-style-type: none"> <li>Structure Planning reflects the strategic direction set by SmartGrowth by identifying areas where a wide range of sustainable housing options can be provided.</li> <li>Structure planning provides for a variety of densities of housing types from single storied conventional houses to low rise multi-storied apartments.</li> <li>As well, the Built Environment Strategy seeks to assist in achieving good urban design outcomes in line with the New Zealand Urban Design Protocol and to promote the principles embodied within the Crime Prevention through the Environmental Design national standard (District Plan Section 17).</li> </ul>	Council (regulator/facilitator) Developers (providers)	Planned to be progressively rolled out over the next 30 years
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<sup>13</sup> The District Plan refers to Commercial Services as being for example those that service the community, retailing, eating places and offices.



STATE HIGHWAY NO 2

RAILWAY

Golf Course

Future Urban

Light Industrial

Future Town Centre

Future Park & Ride

OMOKOROA ROAD

Industrial

Proposed Reserve

# FUTURE LAYOUT OF OMOKOROA



# THE BUILT ENVIRONMENT 'THE LOOK AND FEEL'<sup>14</sup>

**As Omokoroa grows there will be greater diversity within the community and one of the characteristics of a great town is to cater for a variety of needs. As the area develops it will need to plan to accommodate these needs.**

Ensuring that development continues to foster the sense of identity and belonging has been identified as being important. An attractive town entrance and gateway should welcome residents and appropriate tree planting will complement the area. Information boards, open-air art and murals will celebrate and share the area's history.

Stage 1 and Stage 2 Structure Plans give a clear indication of where collector roads are needed to ensure it is relatively easy to get around as the town grows. In time, there will be a hierarchy of roads that are clearly defined and long dead end roads should be avoided. It is preferable that there are connections and a sense of integration between subdivisions. People spoke about how much they enjoyed local walking and cycling opportunities. These routes should be used to improve connectivity and integration between subdivisions and amenities.

People spoke often about the high regard they have for the area's natural environment. With this in mind, there is support for the green 'look and feel' to be continued in the development areas. Community safety is a priority. One of the main aims of the Built

Environment Strategy is to ensure that the built environment supports "Crime Prevention Through Environmental Design" (CPTED) principles. This can be achieved through the use of thoughtful design that seeks to minimise opportunities for crime to occur such as installing adequate lighting or ensuring users of walkways can see from the start of the walkway to the end.

Challenges do lie ahead and changes to the wider built environment in Omokoroa need to be managed carefully to ensure that the impact on the existing village is positive and does not affect the qualities of the town, the current sense of identity and the natural environment.

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<sup>14</sup> The Omokoroa Built Environment Strategy (December 2008) informs this section of the plan.

*The coastline provides a sense of continued open space and should be retained.*





## Developing the look and feel of the area

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
62	Manage the different forms of fencing around homes.	<ul style="list-style-type: none"> <li>The Omokoroa Built Environment Study provides guidance on the most appropriate forms of fencing to be used and seeks to avoid unattractive walls.</li> <li>Specifically the height of fences, walls and hedges in Omokoroa is determined by the Activity Performance Standards in the District Plan (District Plan Section 13.4).</li> </ul>	Council (regulator/facilitator) Developers (providers) Property owners(providers)	Ongoing
63	Protect the views.	The Built Environment Strategy recognises the importance of retaining the glimpses from streets to the harbour and Kaimai Ranges and suggests they can be retained by: <ul style="list-style-type: none"> <li>limiting the height of visually impermeable boundary walls</li> <li>limiting site coverage to ensure viewing gaps between houses</li> <li>limit building heights (Omokoroa Built Environment Strategy BES Section 3.3.2 c).</li> <li>The District Plan includes specific requirements regarding the height of fences, walls and hedges (District Plan Section 13.4).</li> </ul>	Council (regulator/facilitator) Developers (providers) Property owners (providers)	Ongoing
64	Identify ways to manage traffic.	<ul style="list-style-type: none"> <li>The District Plan provides for upgrades of the key roads and these will be progressively undertaken, as demand requires. (District Plan Section 4B).</li> </ul>	Council (regulator/facilitator/provider) Developers (providers) Property owners (providers)	Ongoing
65	Manage the amount of land a building can cover on a section.	<ul style="list-style-type: none"> <li>The District Plan has building coverage rules. (District Plan Section 13.4).</li> </ul>	Council (regulator/facilitator) Developers (providers)	Ongoing
66	Limit the height of buildings.	<ul style="list-style-type: none"> <li>The District Plan has building height rules. (District Plan Section 13.4).</li> </ul>	Council (regulator/facilitator) Developers (providers)	Ongoing
67	There should be no building on the foreshore.	<ul style="list-style-type: none"> <li>The Esplanade Reserve protects the foreshore and therefore is subject to the Reserves Act.</li> </ul>	Council (regulator/facilitator)	Ongoing
68	Install power lines underground.	<ul style="list-style-type: none"> <li>The Development Code requires that the undergrounding of infrastructure lines occurs in new residential developments (Development Code Section 9.3).</li> </ul>	Council (regulator/facilitator) Developers (providers)	Ongoing
69	Encourage street lighting design that suits the character of the area.	<ul style="list-style-type: none"> <li>The Development Code sets out the minimum requirements and design standards, including columns and lanterns for streetlighting.</li> <li>While there is scope for alternative lighting designs, expectations are placed on developers to not vary from requirements of the code (Development Code Section DS8).</li> </ul>	Council (regulator/facilitator) Developers (providers)	Ongoing
70	Encourage the use of low impact design.	<ul style="list-style-type: none"> <li>The District Plan sets the direction by encouraging development and subdivision patterns, including site orientation and building design that reflect the importance of the built environment and transport systems in improving the end use of energy and improving community well-being. (District Plan Section 12.1).</li> <li>The Development Code supports the provision of infrastructure and services, which are effective and efficient in the long term, and results in improved environmental outcomes, (District Plan Section 12.2).</li> </ul>	Council (regulator/facilitator) Developers (providers)	Ongoing

## Developing the look and feel of the area *Continued*

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
71	Maintain the character of the existing village.	<p>The Built Environment Strategy seeks to ensure that the built environment qualities of the village are retained by:</p> <ul style="list-style-type: none"> <li>• Acknowledging that the Omokoroa Domain is special and well used for a variety of purposes</li> <li>• Restricting residential density</li> <li>• Ensuring the glimpses from the streets to the harbour are retained where appropriate</li> <li>• Ensuring that the built environment supports Crime Prevention Through Environmental Design principles</li> <li>• Encouraging a wider variety of housing choice so that different ages groups can live there</li> <li>• Maintaining and upgrading the walkways</li> <li>• Council working with property owners of the Tralee Street commercial area to ensure that the long-term vision for Omokoroa is considered, (Built Environment Strategy Section 3.3).</li> </ul>	<p>Council (facilitator) Developers (providers)</p>	Ongoing





# Definition of roles

## **Advocate**

Promote the interests of the community to other decision-making organisations, for example central government.

## **Facilitator**

Encourage others to be involved in these activities by bringing interested parties together to progress identified issues.

## **Funder**

Fund other organisations to carry out these services. Funding may be contestable.

## **Monitor**

Will gather information on these activities and check against progress towards achieving outcomes for communities.

## **Partner**

Fund and carry out these services in formal partnership with other organisations.

## **Provider**

Full responsibility for funding and carrying out these services.

## **Regulator**

Statutory responsibility and may choose to regulate these activities.

## **Service Provider**

Provides a service either voluntarily or funded by another party



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**OMOKOROA** • McDonnell Street (Monday to Friday 9.00am - 5.00pm), phone 548 2643.

**KATIKATI** • 36 Main Road (Monday to Friday 8.00am - 5.00pm), phone 549 0119.

**Omokoroa**

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