



OMOKOROA DOMAIN AND ESPLANADE AREA CONCEPT PLAN

Decisions Story



Western Bay of Plenty
District Council

The Omokoroa community has shared its views about the Domain and Esplanade area. It's an area that's treasured because the park, playground, trees and picnicking areas are right next to the beach, making it a great spot for families. The boat ramp provides all-tide harbour access so it's a popular launching place. And the ferry is the key transport link between Matakana Island and the mainland.

The community has been clear that while having so many different activities happening in one place does lead to congestion at times, the most important thing is to keep the green space and character of the Domain, for now and for the future.

All of this feedback from the community has been used to develop the Omokoroa Domain and Esplanade Area concept plan.

How you had your say on the development of the concept plan

In 2017 people provided feedback and ideas for the Domain and Esplanade area through the Omokoroa Community Plan and the Long Term Plan process. We also received feedback through the Kaimai Ward Reserve Management Plan in 2016.

In early 2018, Council ran an onsite survey to get some more input from Domain users about what was important to them, and what they wanted improved. Cameras were also installed at the Domain, to provide images of what was happening, when, and to count the number of vehicles heading to the boat ramp / commercial area.

Once this information was gathered, Council held a workshop with key stakeholders - people who represented organisations that use the Domain area frequently and know the area well, such as the boat club, community patrol, and local residents' representatives. The stakeholders considered what was good about the Domain and they wanted to keep, what was not working so well and possible solutions.

A hui was also held with tangata whenua to ensure recognition of their relationship with the area could be included in the Domain design and development.

All of this information was used to develop a draft concept plan. We expect that this concept plan will be implemented over the next four years - there is still more thinking to do about the long term future use and development of this area.

The Draft Concept Plan

The draft concept plan aimed to get the right balance between increasing accessibility and parking within and around the Domain, and maintaining the green space, recreational values and character of the area.

The draft plan included a one-way accessway through the Domain, linking the main carpark and the existing road to the toilet block.

Additional carparking was identified to go:

- Along the new accessway
- On the landward side of the existing internal road
- Along the Esplanade (one more bay of 10 parks)
- At the northern end, as overflow parking on the space in front of the sea scouts.

The draft concept plan also included:

- An upgrade to the playground
- New BBQs and picnic tables
- Formal walkways along the foreshore
- An upgrade of the boat ramp to include three ramps, and a repositioning and extension of the jetty.

The Draft Concept Plan is set out on the following page.

Council were aware the shared accessway had some disadvantages, in that it 'split' the green space and could cause safety issues. So an alternative plan was also drawn up that removed parking altogether from the foreshore area, and instead proposed a large formed carpark on the greenspace between the scout hall and the Harbourview Drive access into the Domain.

Draft Concept Plan...



Tauranga Harbour



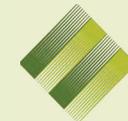
Legend

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| <ol style="list-style-type: none"> 1. Improved boat ramp & jetty facilities to accommodate increased demand 2. Monitored parking spaces (short term & long term) 3. Multi-purpose paved space adjacent to playground and café / store with seating and bicycle parking 4. Reconfigured boat trailer parking area including changes to parking bay alignment & increased permeable paving areas 5. Freedom camping parking area 6. One way shared access through reserve to increase connectivity with textured paving surfaces & grassed parking spaces 7. Covered public barbecue & picnic facilities 8. Upgraded playground zone with boardwalk surrounds and shade 9. Low mounding to facilitate play equipment and create interest 10. 2.5m wide promenade along waterfront with picnic areas & bench seating located at intervals | <ol style="list-style-type: none"> 11. Retain existing informal grassed parking 12. Additional informal grassed parking areas 13. Swale / raingardens to manage and treat stormwater 14. Peak season overflow parking area (including boat trailer parking) 15. Fitness activity zone with appropriate station equipment 16. Sea Scout small vessel ramp facilities 17. Extension of coastal edge protection to safeguard Domain from coastal erosion processes & create space for promenade 18. Dingy racks and small vessel ramp facilities 19. Formal pedestrian crossing 20. Extension of one additional 10 bay parking section with footpath 21. Retain informal path along coastal edge down The Esplanade 22. Footpath extension from promenade to Harbour View Road |
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Community Engagement - Stage 2

Omokoroa Domain & Esplanade

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What you told us about the draft concept plan

Feedback on the draft concept plan came from a public open day, a workshop on Matakana Island with local residents, and an online survey. People were asked what they liked and didn't like about the draft concept plan, and what other ideas they had.

Overall the concept plan was popular, with people especially liking the playground and BBQ area upgrades, walkways, and boat ramp upgrade.

The majority of people did not support the one-way accessway through the Domain, as they felt it 'split' the green space from the family-friendly area and beach, and they had safety concerns with it.

Providing for more parking (on grass) at the northern end of the Domain and along the internal access road was largely supported, however some were unhappy with campers parking along the foreshore during the day and taking up a lot of space. For this reason, some people liked the idea of removing the internal road altogether, and developing the carpark at the northern end as a formed carpark, further away from the foreshore. Others said this area could be used for parking, but should remain in grass as it is mostly required only over the busy summer period.

Vehicles parking for long periods at the boat ramp was commented on by many people, saying that this led to congestion. However people from Matakana Island pointed out that as the main transport link to the island, it was essential to be able to park vehicles on the Omokoroa side, as the cost to take vehicles over to the island is very high. Proximity to the ferry ramp is important as residents often have to carry shopping, supplies and children with them on the ferry.

To manage the vehicles, some people suggested moving the ferry to another location, including to the northern end of the Domain, as that would free up parking at the recreational boat ramp.

The draft concept plan also proposed development of one extra parking bay along the Esplanade (10 more formed parks). Feedback was split between liking and not liking this proposal.

People also put forward other ideas:

- Move the playground and trees, and turn this area into carparking
- Extend the main carpark into the grass area
- Make the boat ramp a 4-lane ramp
- Use gobi blocks or plastic grids for parking areas, so that the grass can grow through it.
- Improve retaining along the water edge
- Reconfigure the parking at the boat ramp so that boats reverse down the ramp from the right hand, rather than the left hand side of the ramp
- Install toilets at the end of the Esplanade

There was a lot of feedback on the design of the playground area, with suggestions about what equipment should be installed. These will be considered as part of the detailed design of the playground.

There was a lot of support for further restricting freedom camping, with several suggestions to move freedom camping to Cooney Reserve.

Other suggestions were about the management of the area, such as making sure the park is closed at night, restricting parking to boat trailers only in the main carpark, and providing an area for the bus service.



What Council decided

After considering all the public feedback, a final concept plan has been prepared. You can find this on the last page.

The one-way accessway through the Domain has been removed from the final plan, based on the feedback which said the majority of people didn't support it.

The addition of one more formed parking bay (for up to 10 vehicles) along the Esplanade, as shown on the draft concept plan, has been retained. This is considered a fair balance between maintaining the character of the Esplanade and providing for vehicle parking. The rest of the Esplanade will continue to be available for parking on the grass.

A bus stop is also included on the concept plan, by the boat ramp. The bus service will be provided by Bay of Plenty Regional Council, and is expected to be timed to connect with the ferry arrival time from Matakana Island.

Additional carparking along the internal roads from the Harbour View Drive access has been retained, as the majority of feedback was in support of this proposal. A boardwalk will be installed along the foreshore between the grass vehicle parking and the beach. This will contain the area used for vehicle parking and deter day visitors from spreading gear out from their vehicles across the green space and onto the beach.

The overflow parking area at the northern end of the Domain has been retained as grass parking. Additional formed parking will be developed along the access road leading to the Sea Scouts hall.

Work will also be carried out to improve the overall Domain drainage, to make the green space more useable.

Parking management and freedom camping

The overflow parking area at the northern end of the Domain is expected to be available this summer (2018/19), and signage will be installed to promote it. The additional carparking will be monitored via the cameras that have already been installed, to see if it's effective in relieving some of the congestion at the boat ramp and main carpark.

Locations for freedom camping will be reviewed as part of the wider bylaw review, which will be commencing in early 2019. Your feedback on freedom camping at the Domain will be considered in the bylaw review.

Long Term Planning

The concept plan retains the ferry ramp in its current location, as it has recently been upgraded and the traffic layout for vehicles loading or unloading is working well. However, long term options for harbour launching and access from the mainland to Matakana Island may include consideration of moving the ferry ramp to another location. A study of harbour access across the whole of Tauranga Harbour will be used to inform what happens in the future with boat launching and ferry services.

Omokoroa to Tauranga Cycleway

The trail head for the cycleway will be located at Cooney Reserve. Signage will be installed and promotions will encourage people using the cycleway from Omokoroa to access the cycleway at this point.



Final Concept Plan...



Tauranga Harbour



Legend

1. New boat ramp and pontoon facilities to accommodate increased demand (8m wide double ramp, 4m wide single ramp)
2. New jetty facilities with wider separation from boat ramps and extended pontoon for additional mooring opportunities
3. Dingy racks and small vessel ramp facilities
4. Bus parking space for pick-ups and drop-offs
5. Monitored parking spaces (short term and long term)
6. Multi-purpose paved space adjacent to playground and café / store with seating and bicycle parking
7. Reconfigured boat trailer parking area, including changes to parking bay alignment and increased permeable paving areas
8. Freedom camping parking area
9. Long term parking area
10. Covered public barbecue and picnic facilities
11. Upgraded playground zone with boardwalk surrounds and shade trees
12. Low mounding to facilitate play equipment and create interest
13. Resurface internal road with textured paving surfaces
14. 2.5m wide promenade along waterfront with picnic areas and bench seating located at intervals
15. Retain existing informal grassed parking
16. Additional informal grassed parking
17. Swale / raingardens to manage and treat stormwater
18. Additional formal parking spaces off road to Sea Scout Hall
19. Peak season overflow parking area (including boat trailer parking)
20. Fitness activity zone with appropriate equipment stations
21. Sea Scout small vessel ramp facilities
22. Footpath extension from promenade to Harbour View Road
23. Extension of coastal edge protection to safeguard Domain from coastal erosion processes and create space for promenade
24. Improve open drainage around the central open space to provide for better year round usability
25. Formal pedestrian crossing
26. Extension of one additional 10 bay parking section and footpath
27. Retain informal path along coastal edge down The Esplanade

General Notes

- Improved signage leading to and within Omokoroa Domain
- Cultural interpretation and recognition design elements integrated into final overall design
- Omokoroa Cycle Trail to formally begin at Cooney Reserve. Entrance gateway feature and bicycle parking facilities are to be located at start of trail.

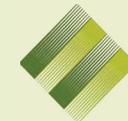
Parking

- **Parking Spaces before:** 87 paved, 65 grassed (approx), 23 boat trailer
- **Parking Spaces after:** 103 paved, 80 grassed (approx), 23 boat trailer, 1 bus (excludes overflow area)

Council Adoption - Stage 3

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