

OMOKOROA



# OMOKOROA

COMMUNITY PLAN

DECEMBER 2017

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**“ The plan is designed to take Omokoroa forward and does this by expressing actions, along with timeframes and who will be involved.”**

# Introduction

## PURPOSE OF THE PLAN

This Plan expresses the aspirations of the growing community of Omokoroa for the next 10 years. We live in a special part of New Zealand and all need to be active in ensuring that culture, arts, community amenities, environment, recreation and land-use keep pace with our population growth to the benefit of all residents.

This plan, written by the community, captures its visions and aspirations and provides the impetus and direction to move ahead with confidence, our actions representing the voice of the community.

Although owned by the community, it is important to invite other organisations to sit around the table and make contributions relevant to their role. This could be the District Health Board; Regional Council; NZTA or other organisations with a mandate to work in our area. For example, this plan is not a Western Bay of Plenty District Council (Council) policy document, therefore to influence Council, submissions should be made, quoting the Plan, to Councils Annual Plan, Long Term Plan and Structure Plans. The document also provides the

mandate to hold talks with Council staff and elected representatives. Councils “Have your Say” web pages are also a valid way of contributing.

Relevant agencies should always be invited to the table as they all have their own annual work plans, staff and budgets, and working together, far more can be achieved.

The Community Board also plays an important part in our development and we can input either by correspondence or attending the Public Forum section of their meetings so members are aware of items that should be addressed to Council.

The Plan is designed to take Omokoroa forward, and does this by expressing actions, along with timeframes and who will be involved.

The Plan captures the philosophy of live, work, learn and play the SmartGrowth Strategy to effectively manage growth in the Western Bay region.



## HOW AND WHY THIS PLAN WAS DEVELOPED

This is an update on the 2010 Plan to encapsulate items that still need attention and to review the changed requirements of Omokoroa due to growth. It has been formulated by local people, with Western Bay of Plenty District Council staff providing valuable support.

A group of community-minded residents with a strong interest in the future of Omokoroa initially met in July 2016 to discuss the Plan and the method to do the review. The process was delayed for a while but it started to gain momentum before the end of 2016 with responsibility for each section of the Plan being attended to by a particular group member. Members consulted with interested parties to formulate the Plan and a number of drafts were revised as time went on.

In May, 2017 Council held a public “Community Conversation Event” at the Omokoroa Boat Club where residents could ask the Mayor, Councillors, Community Board and New Zealand Land Transport Agency (NZTA) staff about topical matters such as reserves, roading upgrades, special housing, walkways/

cycleways, SH2, coastal erosion, sport and recreation and waste management. Each area had displays to explain the projects to residents. Views shared between Council personnel and residents have assisted Council in drafting the 2018-28 Long Term Plan.

The Community Development Plan Group also had a stand where the early draft was displayed. Residents completed “post it notes” to make suggestions for matters that needed attention. Some 400 people attended the event and about 260 “post it notes” were received.

The hot topics were reserves, Domain/Esplanade parking, secondary school and the Omokoroa/SH2 intersection.

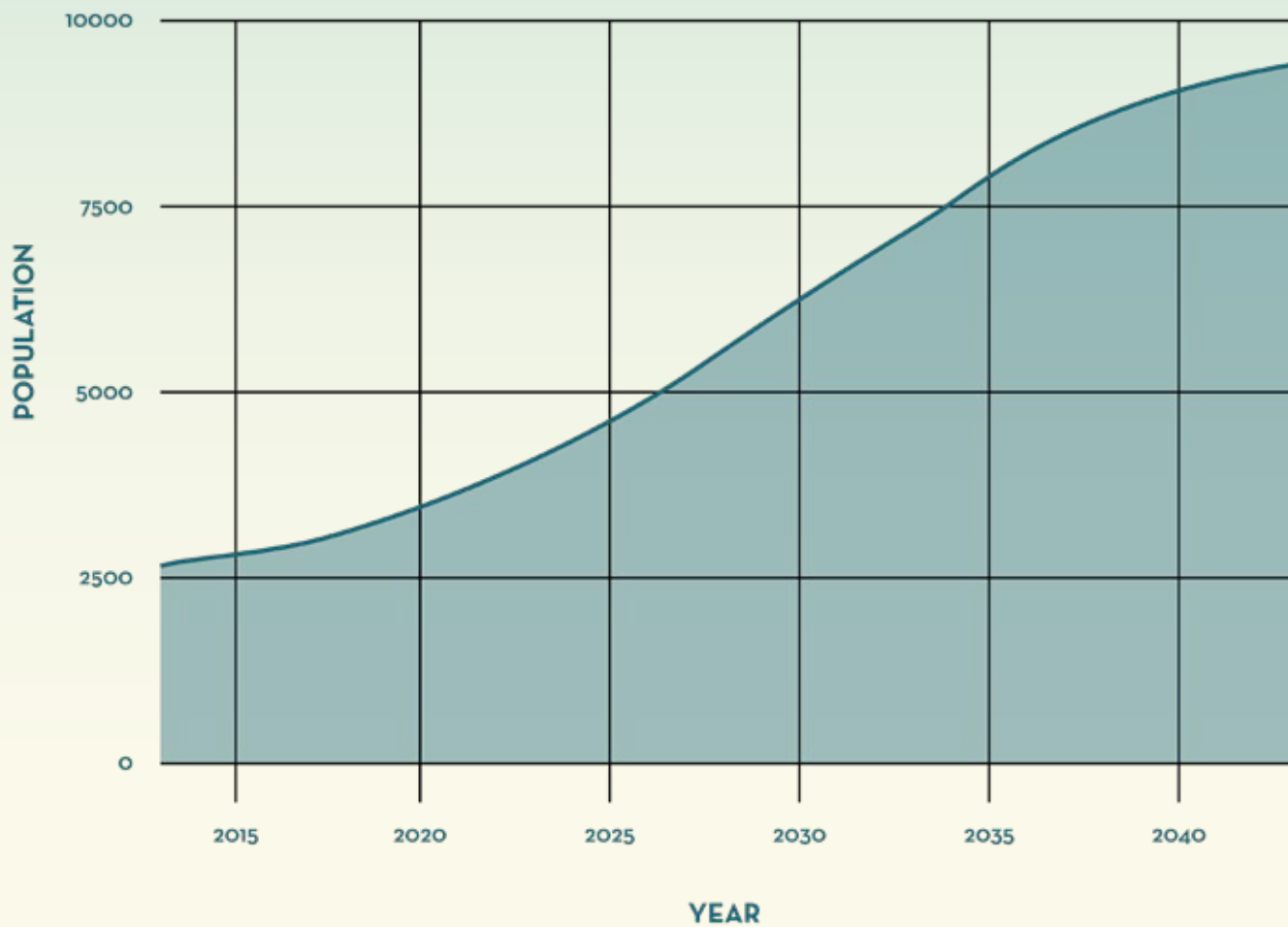
A further “Community Conversation Event” was held at the Omokoroa Community Church a couple of weeks later where about 100 people attended and similar suggestions were canvassed.

With the anticipated growth of Omokoroa, people advised we need to plan for new centrally located community and cultural Hubs.

# A Snapshot of Omokoroa

## Population

The University of Waikato hosts the National Institute of Demographic and Economic Analysis (NIDEA) and is the local expert in studies of population trends etc. They have provided population trends out to 2043 as seen in the graph:





## FAST FACTS

- Three new Omokoroa Point School classrooms in 2017 brings the total to 14 classrooms
- Omokoroa has one of the highest number of volunteers per capita in NZ, and has received an award from Community Patrols NZ for the highest number of patrol hours in the country
- The Skate Path completed in 2016, has won two awards, the NZ Recreation Society “Outstanding Project Award” and the Trustpower “Supreme Winner” category
- The February 2013 census counted 1221 dwellings in Omokoroa with just nine houses under construction. Since then around 270 building consents have been issued, 110 of them in the year ending July 2016. This means that the number of dwellings existing, or currently under construction, in Omokoroa is close to 1500; a growth of approximately 7%/year
- Omokoroa Road traffic counts, taken at 160m – 200m from the State Highway showed 4000 vehicles in 2011 gradually increasing to 6000 vehicles in 2017 (Data from Westlink).

## 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 fulfilment of actions.

### **Partner:**

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

### **Provider:**

Full responsibility for funding and carrying out these services.

### **Lead:**

Expert or knowledge holder. May be involved at different times of the plan or process giving direction, guidance or technical advice.

### **Regulator:**

Statutory responsibility and may choose to regulate these activities.

# Omokoroa's Rich Past

## Tangata Whenua<sup>1</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 remains the local dominant hapu but shares the role 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 through Te Puna

Point plus 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. 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 are 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>2</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.

<sup>1</sup> Material in this section was sourced from Peter Rolleston, University of Waikato, Local History Lecture Series 2000

<sup>2</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





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.

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.

# Culture, Heritage and Arts

There is keen support for the arts, both visual and performing in Omokoroa.

These groups are expanding and require a permanent base, particularly the Omokoroa Public Art Group. Its exhibition days are always well attended. The Omokoroa Public Art Group plans to have outdoor art displayed on or near the roundabouts on Omokoroa Rd and on The Esplanade. An example of its projects is the “Lizard” carving at the entrance to Omokoroa.

The History Group has regular meetings, invites guest speakers, promotes history days, arranges historical signage and seeks to inform new residents of Omokoroa’s past. The Gellibrand statue in the Gerald Crapp Historic Reserve was one of their projects.

Omokoroa has grown from a rural dairy farming area in the early 1900s to orchards and lifestyle blocks to today’s ever developing urbanisation so it is important that the area’s heritage is not forgotten.

## 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	<p>Investigate if there is sufficient support within the community to establish a working group to co-ordinate the activities of interested arts groups</p> <p>The activities of a range of arts groups would form the cultural hub e.g. music, writing groups, genealogy, poetry, bands, dance, art, pottery, quilting, knitting, drama etc.</p> <p>Identify if there are available building/s for use, rent or lease with storage space tables, dry interior, etc., or purchase land for construction of a purpose-built library/service centre/art/archive/museum space</p> <p>Submit to Council’s 2018 Policy on Community Hubs</p>	<p>Arts Groups (facilitators/ advocate)</p> <p>Local artists &amp; performers (facilitators)</p> <p>Creative Tauranga (partner)</p> <p>WBoPDC (facilitator)</p> <p>Community Board (advocate)</p> <p>Community groups (advocate)</p>	Next 1-3 years now that rapid population growth is occurring

## Developing the arts

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
2	Organise and promote creative days within the community	<p>Seek interest from local artists and performers to establish an action group</p> <p>Co-ordinate the activities of arts groups and individuals so they can be involved</p> <p>Identify themes for creative days e.g. art in the park, plays, music, concerts, open air movies etc.</p> <p>Promote the arts</p>	<p>Arts Groups (facilitators/advocates)</p> <p>Local artists and performers (facilitators)</p> <p>Creative Tauranga (facilitator)</p>	Ongoing
3	Install high quality art and sculpture in our public spaces	<p>Refer to Council's Public Art Policy, which supports the installation of art in public spaces and provides guidance to do this</p> <p>Omokoroa Public Art Group to continue with themes/sculptures along Omokoroa Road to water front</p>	<p>Public Art Group (monitor/ facilitator)</p> <p>Local Artists (facilitators)</p> <p>Creative Tauranga (advocate/facilitator)</p> <p>WBoPDC (regulator)</p> <p>Community Board (funder/facilitator)</p>	Ongoing

## Understanding, protecting and celebrating cultural heritage

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
4	Promote the protection of historic places and cultural heritage	<p>Refer to Council's Cultural Heritage Study, which identifies cultural sites, including those in Omokoroa, to be included in the District Plan</p> <p>Identify historic places, natural heritage and heritage landscapes and historic sites both Māori and European in Omokoroa not included in the District Plan</p> <p>Identify these sites with appropriate signage e.g. original road into Omokoroa Beach Grove to Esplanade, farm houses of significance, slipway, original Gellibrand Wharf, Boat Club, Settlers Hall, Bowling Club etc.</p> <p>Provide and promote information and reflection about local Māori in conjunction with Pirirakau</p> <p>Walkway - Cycleway development to include signage of historical/cultural significance</p>	<p>Omokoroa History Group (monitor/ advocate)</p> <p>Tangata Whenua - Pirirakau (partner)</p> <p>WBoPDC</p> <p>Historic Places Trust (regulator)</p>	Ongoing
5	Hold public events to share and celebrate cultural heritage and develop good relationships between cultures	<p>Seek interest from groups keen to organise and co-ordinate events</p> <p>Identify events to be celebrated</p> <ul style="list-style-type: none"> <li>• ANZAC Day, school, hall and club celebrations of 20, 25, 50, 75 and 100 years etc.</li> </ul> <p>To introduce new residents by means of video evenings, displays of historic pictures and regular history days</p> <p>Encourage networking and co-operation between groups</p>	<p>Omokoroa History Group (providers/ advocates)</p> <p>Community groups (providers/ advocates)</p> <p>Tangata Whenua (provider/ advocates)</p>	Ongoing

## Social and Community

The peninsula village of Omokoroa is moving towards town status. It is well positioned for change, largely because of the involvement of community-minded residents who contribute positively to promote an inclusive, caring society.



Omokoroa has one of the highest number of volunteers per capita of any community in our country. We value the local volunteers who keep us safe through community patrols, the Fire Service and first responders to name a few. The work of Omokoroa Environmental Managers Incorporated, our environmental group, is constantly challenged to control pests, curb mangroves and protect our birds and estuaries.

Sharing the Omokoroa Peninsula is now an even greater challenge. Increasing population means more pressure on the natural environment and more traffic. Local amenities are strained and slow to keep pace with development.

Our new skate path, boardwalk/cycle path and tennis courts are also great attractions for residents and visitors. Limited and inappropriate parking on The Esplanade and grass berms continues to frustrate locals.

Omokoroa's future and quality of life will depend on the strength of community leadership with the continued support of all residents and volunteers.

Our community strongly supports a vision for secondary schooling in Omokoroa, reducing the need to transport our young people daily along SH2. A school will strengthen our sense of belonging and pride in our place.

We only have what we value because those previous generations made their choices well.





### Improving access to local services and facilities

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
6	Plan for a secondary college to service Omokoroa	Advocate through the Stage 3 Structure Plan for land to be set aside/designated for secondary education	WBoPDC (advocate) Community Board (monitor/advocate) Ministry of Education	Now
7	Plan for a second primary school in Omokoroa	Advocate through the Stage 3 Structure Plan for land to be set aside/designated for a second primary school	Ministry of Education WBoPDC (facilitator) Community Board (monitor/advocate) Primary School Board of Trustees	Now
8	Refurbish or replace the Settlers Hall	Submit to Long Term Plan	Settlers Hall Committee (monitor) Community Board (advocate) WBoPDC (regulator)	5 years +
9	Ensure sufficient provision of medical services, including home support, health services, ambulance service	Liaise with existing medical practitioners and District Health Board (DHB) to ensure a plan is devised to meet the medical needs of the people of Omokoroa. Lobby St John for full ambulance service Advocate for increased level of service	Community Board (monitor/advocate) Local Member of Parliament (advocate) WBoPDC (advocate)	1-2 years
10	Identify community need for a cemetery	Council to analyse the number of deaths over the past 10 years and project future need	Community Board (advocate)	As required

### Supporting people to get involved in the community

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
11	Improve community connections e.g. Men's Shed, playgrounds, walking tracks that link school, homes and leisure community facilities safely	Consultation with community and implementation of decisions	Community (advocate) Community Board (monitor/advocate) WBoPDC (facilitator)	Ongoing

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

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
12	Provide a safe and pleasant environment for all residents of Omokoroa	Maintain Community Patrol, Police Information Centre, Neighbourhood Support groups. Seek a permanent Police presence in Omokoroa. Improve lighting in dark areas  Encourage all residents to take responsibility for personal emergency planning and training in Civil Defence (EMBOP)  Make use of Community Patrol to gather informal statistics on a range of issues (overnight parking on reserves/number of rabbits or possums seen/stray dogs etc.)  Consider CPTED principles (Crime Prevention Through Environmental Design)	Omokoroa community policing group WBoPDC (provider/funder/facilitator)  Neighbourhood Support network (advocate and facilitator)  Community Patrol (advocate)  NZ Police (provider)  Regional Council BOP (provider/facilitator)  Tauranga Western Bay Safer Communities (advocate)	2018 onwards
13	Evoke pride and community spirit in Omokoroa	Develop a theme for the town centre and submit to Stage 3 Structure Plan  This would include detailing the overall look and feel of the peninsula, e.g. new public buildings, commercial and business signs/colours/building cladding  Screening (e.g. trees) of industrial areas etc.	Community and local groups (advocate) Omokoroa Community Board (advocate) WBoPDC (service provider)	Ongoing



## Development - Commercial, Industrial and Residential

We recognise that Omokoroa is an area of growth. It is imperative that the features and characteristics important to the local people are retained.

Leadership and responsibility to bring together developers, community and volunteers needs to be considered by Western Bay of Plenty District Council. Property development companies must enhance and protect our special place. There needs to be more tripartite dialogue between those that grant resource consents, the developers, and the people who call Omokoroa their home.

Residents value and enjoy the natural beauty and country feeling of the area, including the strong sense of community and associated friendliness.

SmartGrowth emphasises the need to provide land and services for housing, business, community activities and recreation. It means that people can meet most of their daily needs within their own communities.

Long-term planning identifies specific areas of 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 could be built - catering for all age groups, family sizes and lifestyles.

This would contribute to the diversity of Omokoroa.

Ongoing residential development in Omokoroa is proceeding according to Council's structure planning. The development of new businesses, 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.

It is important that the social infrastructure of the peninsula develops in pace with residential and commercial growth.



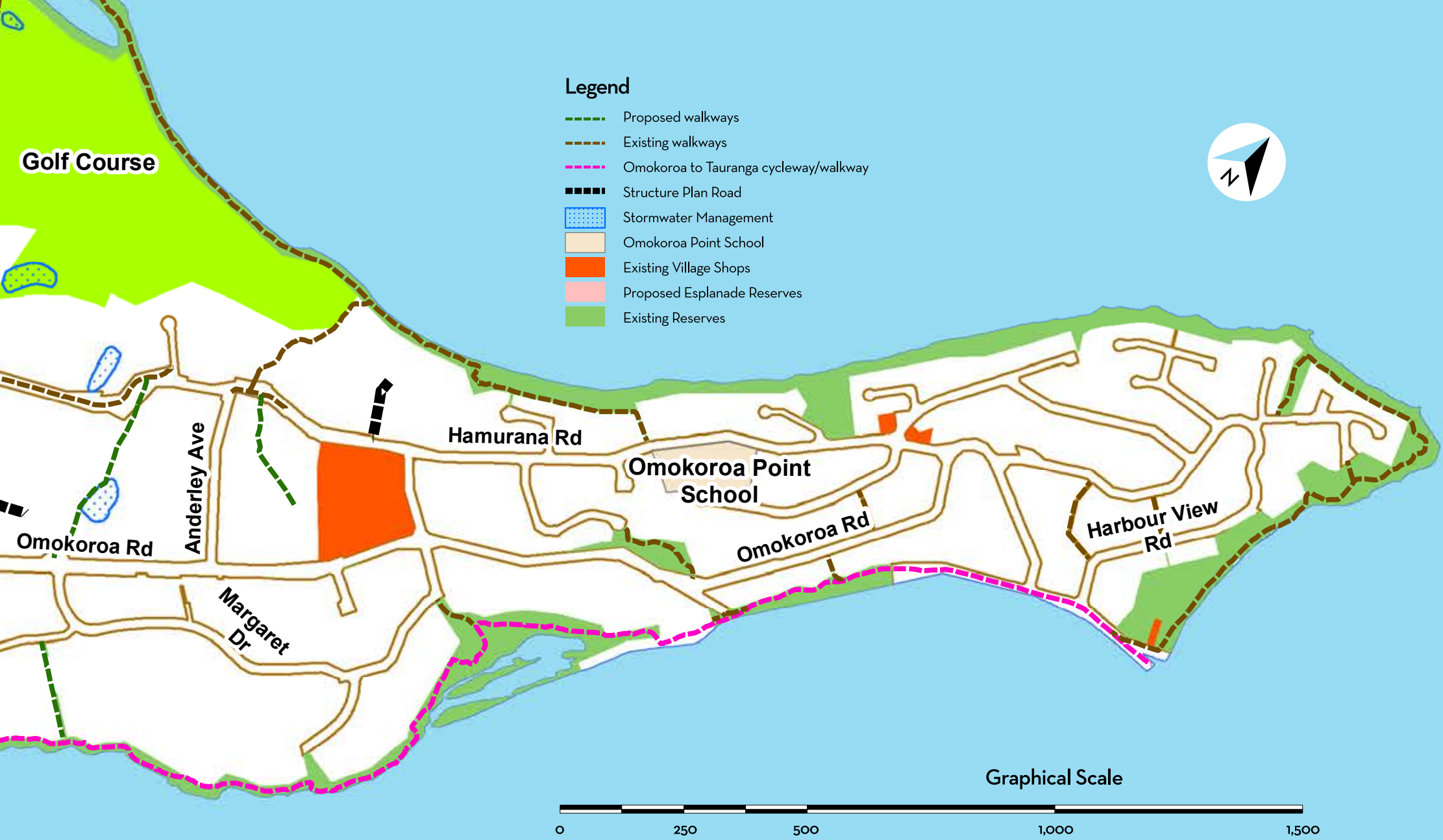
## Developing a range of employment opportunities

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
14	<p>Ensure that the commercial zones one are well planned, conveniently located and attractive</p> <p>Ensure provision is made for a social and community hub</p>	<p>The design and layout of the commercial area will need to comply with Structure Plan and District Plan regulations. This will consider the layout of the town centre and conditions as far as they comply with the Resource Management Act</p> <p>Submit to the Stage 3 Omokoroa Structure Plan</p> <p>Require community consultation on design, formats, themes and retail/service mix</p>	<p>Community Board (monitor)</p> <p>WBoPDC (regulator/facilitator)</p> <p>Private sector developers (partners)</p> <p>Existing businesses &amp; service providers (advocate)</p>	<p>Ongoing with reviews as area develops and grows</p>
15	<p>Ensure that the industrial zone is well planned and separate from the commercial centre and residential areas</p>	<p>The design and layout of the industrial area will need to comply with existing Structure Plan and District Plan regulations</p> <p>Submit to Stage 3 Omokoroa Structure Planning in 2018</p> <p>Submit to District Plan review</p>	<p>Community Board (monitor)</p> <p>WBoPDC (regulator/funder/facilitator)</p> <p>Existing businesses &amp; services (advocate)</p> <p>Private sector developers (partner)</p>	<p>2018 Structure Plan</p> <p>Timing subject to development</p>

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

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
16	<p>Minimise the visual impacts of the industrial area on the surrounding environment</p>	<p>The District Plan includes requirements to minimise the visual impact of industrial development</p> <p>There are Streetscene performance standards, which apply to Omokoroa Industrial Zones (District Plan Section 18.4)</p>	<p>Community Board (monitor)</p> <p>WBoPDC (regulator/facilitator)</p> <p>Developers (providers)</p>	<p>Ongoing</p>
17	<p>Heavy industry activities should not occur in Omokoroa</p>	<p>Specific Regional Council rules and District Plan rules will not permit “noxious” industries to be located in Omokoroa</p> <p>Submit to Stage 3 Omokoroa Structure Plan</p> <p>Permitted activities are specified in the District Plan</p> <p>Heavy industry is not permitted within the Light Industrial Zone (District Plan Section 18.3)</p> <p>Transport and contractors depots are not permitted within the Light Industrial Zone (District Plan Section 18.3)</p>	<p>Community (submitter)</p> <p>WBoPDC (regulator/facilitator)</p> <p>Developers (providers)</p>	<p>2018</p>





# Future Layout of Omokoroa

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

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
18	Explore how the concept of a 'village green' could be incorporated into all future commercial centres	Use feedback from this Community Plan to make submissions to the Stage 3 structure planning and to the Community Board	Community (advocate) Community Board (advocate/submitter) WBoPDC (regulator/facilitator) Developers (providers)	2018
19	A new library and community centre should be located in Omokoroa	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  Build a new library and community centre, preferably in Tralee Street and submit to Stage 3 Structure Plan in 2018	Community Board (Advocate) WBoPDC (partner/provider/facilitator)	1-2 years

## Managing residential development

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
20	Development should be managed so there is a mix of dwelling and section sizes	Ensure the community is involved in lobbying through the 2018 Structure Plan for developers to vary the size of sections and buildings, to assist with provision of housing to accommodate a range of budgets  Structure Planning reflects the strategic direction set by SmartGrowth by identifying areas where a wide range of sustainable housing options can be provided  Structure Planning provides for a variety of densities of housing types from single-storied conventional houses to low rise multi-storied apartments  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 Environmental Design (CPTED)" national standard (District Plan Section 17)	Community Board (advocate) WBoPDC (regulator) Developers (providers)	Planned to be progressively rolled out over the next 30 years
21	Residential development to be managed to meet demand without large areas of land being developed pending sales that could leave a vacant and barren landscape	Community works with Council to identify existing ecological features and methods for protection in the structure plan	Community (advocates) WBoPDC (provider) Regional Council (provider)	Ongoing



# Environment

The quality of the natural environment is why many people have chosen to live in Omokoroa. The local community is actively involved in organising environmental groups and putting into action their support for a healthy and sustainable local environment.

There is strong community support for managing bio-diversity within the principles of sustainable and integrated catchment management. However, there is concern that intensive urban development, unless well managed, will have detrimental effects on the land and marine environments. The indiscriminate removal of mature trees to facilitate urbanisation reduces habitat and food for our native birds, impacting on the environmental values of the Omokoroa community. Mitigations are available in the form of biodiversity corridors and attention to plantings that ensure food continuity for native fauna.

Excellent community efforts to manage rat populations on the peninsula have addressed this threat to native fauna. However these efforts must be undertaken within a context of wider environmental management to achieve the desired outcomes of increased resident populations of native birds, for example, tui and bellbirds.

Residents observe the worsening sedimentation in the harbour and question the impact of urban development on this ecosystem. An example being observations of increased sea lettuce, mangrove growth and an apparent decline in sea grass beds.

With many local projects undertaken by organisations such as the Omokoroa Environmental Managers Incorporated and Bay of Plenty Regional Council there is a need for the outcomes of these studies or projects to be presented in a way that reflects community environmental objectives in an easily understood format. Western Bay of Plenty District Council funds some aspects such as the Pest News and the occasional article from Wild About NZ. But a clearly conveyed integrated approach to environmental management in media would help to ensure community engagement, particularly in the rapidly changing social demographics of Omokoroa.

The Omokoroa community environmental objectives are reflected in 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. People love using the walkways around the peninsula, swimming, boating or fishing in the harbour, and they understand they have a role to play in actively protecting, promoting and enhancing these assets.

Change is inevitable. It is the intelligent management of that change to limit detrimental impacts on community values that is important. Long-time residents recall the peninsula's beaches with more white sand than at present, and easier access to the harbour margins. As an example, mitigation may be by the reinstatement of sand, either by restoration of natural processes or by bringing in sand dredged from the harbour. Management of pest species, both flora and fauna, are important community objectives that require clearly defined plans and feedback on efficacy. The conversation started in 2010 needs to be invigorated and adapted to 2017 technologies and knowledge.



## Achieving a healthy harbour and estuaries

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
22	Identify effects of sediment/nutrients/coliforms on the harbour and advocate for practical steps to reduce these entering the harbour	<p>Identify the source of local contaminants</p> <p>Reduce sediment, nutrient and coliform inputs from surrounding land-use</p> <p>Investigate community monitoring of harbour health indicators (e.g. sea grass beds)</p> <p>Implement reporting of harbour ecosystem health to the community</p> <p>Advocate for the health of the harbour through submissions to policy documents such as the Regional Policy Statement and regional and district plans</p>	<p>Community (advocate)</p> <p>Omokoroa Environmental Managers Inc (OEMI advocate)</p> <p>BOPRC<sup>3</sup>(regulator)</p> <p>NIWA<sup>4</sup>(service provider)</p>	<p>Annual monitoring and reporting</p> <p>NIWA report</p>
23	Improve management of the estuarine environment	<p>Ensure appropriate stormwater design and mitigation for new developments</p> <p>Protect ecological values and sites from inappropriate development (e.g. marinas and boat ramps)</p> <p>Identify potential areas for foreshore development and protection</p> <p>Ensure exclusion zones for dogs and dog management areas are well sign posted and enforced</p> <p>Advocate to Regional Council for statistical information on sea lettuce and review management practices</p> <p>Advocate for the health of the harbour through submissions to policy documents such as the Regional Policy Statement and regional and district plans</p>	<p>Community Board (advocate)</p> <p>Community (advocate)</p> <p>WBoPDC (regulator, service provider)</p> <p>BOPRC (regulator)</p> <p>Private developers (funders)</p> <p>Property owners (funders)</p> <p>OEMI (advocate)</p> <p>DOC (facilitator)</p>	<p>Ongoing</p>

<sup>3</sup> Bay of Plenty Regional Council

<sup>4</sup> National Institute of Water and Atmospheric Research

## Managing resources more sustainably

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
24	Actively encourage responsible rubbish disposal	<p>Ensuring through advocacy to the Council that bin numbers are adequate and emptied reflecting seasonal use</p> <p>Encourage residents and businesses to report littering to Council</p> <p>Request Council to provide recycling bins at strategic locations within the community</p> <p>Make submissions to the Waste Management and Minimisation Plan</p>	<p>Community (advocate)</p> <p>WBoPDC (provider/regulator)</p> <p>Sustainable Business Network (facilitator)</p> <p>Waste Watchers (advocate)</p> <p>Community Board (monitor)</p>	<p>LTP 2018 – 2028</p> <p>Reserve Management Plan reviews</p>
25	Encourage sustainable resource use	<p>Develop an integrated solid waste management facility for Omokoroa that manages greenwaste, recycling, and waste disposal and provides for community reuse of items</p> <p>Provide education opportunities for residents to improve awareness of sustainable actions they can undertake, such as composting</p> <p>Encourage eco design principles when building or renovating, e.g. including water collection and use of photo voltaic cells</p> <p>Advocate to Council for an annual community trading day to sell or give away used items</p> <p>Advocate to Council for an annual inorganic waste collection</p> <p>Encourage retailers to reduce plastic bag use through the use of reusable bags</p>	<p>Community (advocate)</p> <p>Envirohub (facilitator)</p> <p>WBoPDC (provider/funder/regulator)</p> <p>Licensed waste operators (service provider)</p> <p>Community Board (facilitator)</p> <p>Retailers (lead)</p>	Next 1-2 years







## Maintaining and protecting the natural environment

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
26	Maintain habitat for native fauna, not just native birds	<p>Raise awareness of introduced and native bird populations by means such as supporting the Landcare Research annual Garden Bird survey by encouraging local participation and ensuring results are reported</p> <p>Provide for special management areas for migratory (e.g. Godwits) and non-migratory birds</p> <p>Advocate for habitat for native birds through submissions to policy documents such as the Regional Policy Statement</p> <p>Promote the concept of ecological corridors providing connectivity with the Kaimai ranges</p> <p>Advocate for effective ecological corridors in the Stage 3 Structure Plan</p> <p>Identify plant combinations providing cover and continuity of food supply for corridors and habitat within the peninsula. To include plantings on reserves, cycleway and road sides</p> <p>Establish habitat on the peninsula for insects, skinks, geckos</p>	<p>Community (Advocate)</p> <p>OEMI (advocate)</p> <p>Landcare Research (research partner)</p>	As opportunities arise
27	Reduce impacts of pests on local environment	<p>Investigate need/feasibility of Canada Geese and Swan control</p> <p>Submit to Regional Pest Management Strategy</p> <p>Establish lines of communications with the Regional Council to improve enforcement of pest plant rules on private and public land</p> <p>Extend existing control of pest animals such as rats, possums and rabbits</p>	<p>Community (advocate)</p> <p>Fish and Game (provider)</p> <p>BOPRC (regulator/partner)</p> <p>Community Board (advocate)</p> <p>OEMI (service provider, advocate)</p> <p>Pest Free Omokoroa (advocate/provider)</p>	<p>On going</p> <p>Regional Pest Management Plan 2017</p>
28	Managing land stability	<p>Restrict building or earthworks in risk areas</p> <p>Ensure the District Plan identifies and enforces storm water management to reduce potential problems by using low impact design principles</p>	WBoPDC (regulator)	
29	Support for environmental groups	<p>Encourage ongoing District and Regional Council support for environmental care group activities related to pest control, such as Wild About NZ populations of native birds, for example, tui and bellbirds, in order to encourage environmental groups. (WANZ supports Pest Free Omokoroa (PFO))</p> <p>Continue financial and technical support of environmental care groups (Regional Council supports OEMI / PFO as a registered care group)</p> <p>Encourage agencies to continue supporting work that improves the environment, including planting, pest control and physical enhancements</p> <p>Simplify and distribute results of environmental monitoring as part of on going education programme. (Only known results are those on the Wild about NZ website)</p>	<p>Care groups (service provider)</p> <p>BOPRC (funder)</p> <p>WBoPDC (advocate)</p> <p>Contractors (service providers)</p>	Ongoing

## Maintaining and protecting the natural environment

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
30	Encourage high levels of amenity in private and public open space	<p>Liaise with Council to ensure availability of suitable plant types for locality, especially relating to plant size and view shafts</p> <p>Establish good communication with Council Reserves staff to ensure public open spaces are maintained to high standard through</p> <p>Promote 'best street' or similar competitions</p> <p>Provide community leadership to identify appropriate tree and shrub species when planting in reserves and roadsides. (Consider aesthetic and ecological values)</p>	<p>Community (advocate)</p> <p>Community Board (advocate)</p> <p>WBoPDC (provider)</p>	Ongoing
31	Managing the harbour littoral zone	<p>Investigate beach nourishment where appropriate bearing in mind the potential impact on adjacent sea grass beds</p> <p>Ensure community input into the domain parking and wharf plan in 2018/2019</p>	<p>BOPRC (regulator)</p> <p>Community (advocate)</p> <p>OEMI (advocate)</p> <p>WBoPDC (facilitator)</p>	
32	Managing the impact of new infrastructure	<p>Identify opportunities for infrastructure providers to liaise with community</p> <p>Require/advocate earthworks to be reinstated with suitable plants to enhance the environment and reduce erosion</p> <p>Ensure that mitigations are effective and to an agreed community standard</p>	<p>Community Board (advocate)</p> <p>OEMI (advocate)</p> <p>NZTA<sup>5</sup> (provider)</p> <p>BOPRC (regulator)</p> <p>WBoPDC (regulator/provider)</p>	Ongoing
33	Develop Annual Omokoroa State of the Environment Report	<p>Request Regional Council to collate Omokoroa environmental information and data e.g. sea lettuce, mangroves, harbour sedimentation, water quality, beach nourishment, Care group activities, pest control work, bird populations in a readable website format</p> <p>Seek funding from BOPRC's environmental enhancement fund</p>	<p>Community (advocate/ provider)</p> <p>OEMI (advocate)</p> <p>BOPRC (funder)</p> <p>Environment care groups in Omokoroa (advocates and partners)</p>	Ongoing

<sup>5</sup> New Zealand Transport Agency

# Recreation and Leisure

Residents of Omokoroa live in an environment that provides a natural playground, that is conducive to sport, recreation and leisure activities.

With the harbour on our doorstep, much of our leisure time is spent on or in the water. Managing access to the harbour is crucial when considering further development for Omokoroa. The number of high quality reserves, walkways and cycle ways is a feature of the peninsula and these need to be maintained, protected and connected.

A high proportion of the population participates in many sport and recreation pursuits that exist in and

around Omokoroa. Well planned recreation facilities must meet the needs of the growing population.

Sport, recreation and leisure improves our health and wellbeing, develops bodies and minds and makes us more resilient as individuals and communities.

It is important to ensure planning for future facilities is driven by residents. Decisions must be based on greater knowledge of what people want, and why.

If this is understood, we can create an environment that supports an active, healthy community, one that makes the most of the extraordinary environment of Omokoroa.

## Enhancing and providing recreational opportunities

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
34	Ensure Omokoroa has adequate recreation and aquatic facilities	<p>Investigate the staging of a community recreation centre with an aquatic centre. It would cater for all ages and incorporate a gymnasium, rollerblading facilities, volleyball, basketball courts and aquatic facilities</p> <p>Consider the development in conjunction with schools, sports clubs, private enterprises etc. taking account of the Places and Spaces Sport Bay of Plenty recommendations</p>	<p>Council (facilitator)</p> <p>Community Board (advocate)</p> <p>Omokoroa Sport and Recreation Society (advocate/ monitor)</p> <p>Ministry of Education (partners)</p> <p>Private enterprise (partners)</p> <p>Sport BOP (advisors)</p>	<p><b>Investigation:</b> To be considered each 3 yearly LTP Review (2018)</p> <p><b>Design and Construction:</b> To be considered each 3 yearly LTP Review (2018)</p>

## Enhancing and providing recreational opportunities

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
35	Ensure recreational use of the esplanade and domain meets the needs of the growing population	<p>The esplanade, domain and boat ramp area should be developed to ensure environmental protection and accommodate boating, junior sailing, swimming, recreational and commercial activities including management of parking and boat trailer congestion</p> <p>Ensure the layout reflects the links as the gateway to Matakana</p>	<p>WBoPDC (facilitator/funder)</p> <p>Community Board (advocate)</p> <p>Omokoroa Boat Club (advocate)</p>	<p><b>Investigation:</b> To be considered as part of the Domain Reserve Review 2018</p>
36	Ensure the provision of recreation and reserves meets the future needs of Omokoroa	<p>During the implementation of the Kaimai Ward Reserve Management Plan and subsequent reviews, assess needs for both active and passive recreational land, levels of service, playgrounds, harbour access points, facilities and associated amenities to cater for a range of leisure activities</p>	<p>WBoPDC (provider)</p> <p>Community Board (advocate)</p> <p>Omokoroa Sports and Recreation Society (advocate)</p>	<p>To be assessed during specific reserve developments and specific assessments</p>
37	Ensure Omokoroa has adequate walking and cycling connections	<p>During the development of the Structure Plan; develop all-weather walkways that are safe and provide a link to existing and future transport/walkways/cycleways to have adequate signage, seats and trees</p> <p>Cul-de-sac and dead-end roads have connectivity with walkways/cycleways</p> <p>During the review of Kaimai Ward Reserve Management Plan or when new walkways/cycleways are proposed, ensure the shared use includes enough width for mobility scooters and pushchairs</p> <p>Work with Council and Community Board to ensure clifftop walkways are retained</p>	<p>WBoPDC (provider)</p> <p>Community Board (advocate)</p>	<p>Reserves component of development will be assessed during Reserve Management and Concept Planning processes</p>

## Getting Around

While the village atmosphere is one of the most valued assets within Omokoroa, the need to get around the peninsula and to access services and facilities outside the peninsula is still very important to the community.

A network of walkways has developed around the peninsula and is well used and highly valued by all ages within the community. A programme to increase this network to link further reserves and to extend out to the new residential developments has to continue.

The 2017 completion of the Tinopai Reserve to Lynley Park walkway/cycleway was eagerly awaited by residents and is very popular. This will link to the planned Omokoroa to Tauranga cycle trail expected to be completed late 2018.

There are infrequent public transport services between Omokoroa and Tauranga.

Several sections of the community indicated that their inability to access transport compromised their opportunities. With the growth in Omokoroa it is important that provision is made for additional public transport.

There is an understanding that any new roading infrastructure is designed to cater for people with disabilities, older people, cyclists and children. Well designed roads and footpaths with connectivity, shared walkways and cycleways will ensure that a high quality, well used network is achieved.





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

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
38	Influence the design of the commercial and industrial centres and residential streets	Submit to the District Plan and Structure Plan to ensure best practice is adhered to in relation to parking, lighting, pathways, landscaping and stormwater	WBoPDC (regulator) Residential and business communities (advocates) Private sector developers	Timing and costs for work identified will be considered at each Long Term Plan review
39	Ensure that an improved transportation network is designed and developed to help our community access employment opportunities and community/social facilities	<p>Liaise with transport providers to determine whether the supply of public transport meets demand e.g. link the bus and ferry services</p> <p>Ensure that facilities for public transport are built into roading plans e.g. bus stops in both industrial, commercial areas and residential areas</p> <p>Advocate to elected Members of Parliament to explore longer term development of a rail link to Tauranga</p> <p>Encourage and promote voluntary 'community transport vehicles' to be used for/by residents e.g. hospital visits</p>	<p>Community Board (advocate)</p> <p>Bayhopper and Katikati Bus Co (partner)</p> <p>BOPRC (partner)</p> <p>Private sector developers (partner)</p> <p>Kiwi Rail (provider)</p> <p>Omokoroa Community Church (provider)</p> <p>Cycle groups and individuals</p> <p>Ferry operator</p>	Ongoing

# The Built Environment - The Look and Feel

Omokoroa is a beautiful place to live. The look and feel of the built environment reflects our open and welcoming community. We value the expansive views, well-kept gardens, friendly neighbourhoods, fewer fences and the village feel.

As the area develops, plans need to accommodate growth without structures spoiling the environment, harbour and hinterland views.

An attractive town entrance and gateway should welcome residents, and tree planting will complement the area.

It is preferable that there are connections and a sense of integration between subdivisions.

The natural environment is why we live here. 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, such as ensuring public areas are well lit and walkways have clear lines of sight.

Challenges 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, nor the current sense of identity and the natural environment.

## The Omokoroa Built Environment Strategy (December 2008) informs this section of The Plan

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
40	<p>Influence the height of fencing around homes</p> <p>The Omokoroa Built Environment Study provides guidance on the most appropriate forms of fencing to be used and seeks to avoid unattractive walls</p> <p>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)</p>	<p>Request Council to enforce fence height restrictions both 1.2m and 2m high fences</p> <p>(1.2m on reserves, street frontages and walkways)</p>	<p>Community Board (advocate)</p> <p>Council (regulator)</p> <p>Developers (providers)</p> <p>Property owners</p>	Ongoing



## The Omokoroa Built Environment Strategy (December 2008) informs this section of The Plan

Action No.	Key Action	How it will be done	Who will be involved	Timeframe
41	Protect the views	<p>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:</p> <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> </ul>	<p>WBoPDC (regulator/facilitator)</p> <p>Developers (providers)</p> <p>Property Owners (providers)</p>	Ongoing
42	There should be no building on the foreshore	The Esplanade Reserve protects the foreshore and therefore is subject to the Reserves Act	<p>Community Board (advocate)</p> <p>WBoPDC (regulator/facilitator)</p>	Ongoing
43	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 of the harbour are retained where possible</li> <li>Ensuring that the built environment supports Crime Prevention Through Environmental Design (CPTED) 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>Community (advocates)</p> <p>WBoPDC (facilitator)</p> <p>Developers (providers)</p>	Ongoing



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This Plan has been put together by the Omokoroa community for the community.  
If you would like further information please visit the Western Bay website or contact the customer service team

**[www.westernbay.govt.nz](http://www.westernbay.govt.nz)**

**07 571 8008**