

ORRA AGM 2025

Minutes

Minutes of the Annual General Meeting of the Omokoroa Residents & Ratepayers Association Incorporated (ORRA)

Held: Thursday, 8 June 2025 (approximate start time evening; meeting duration approximately 112 minutes)

Venue: Omokoroa Sports Pavilion

Chair: Bruce McCabe Present:

Committee members and financial members of the Association, including: Bruce McCabe (Chair), John Palmer (Deputy Chair), Kathleen McCabe (Secretary/Treasurer), Wayne Wright, John Marsh, Judy Sampson, and other members.

Guests/Presenters included:

- Craig (Director, Jason/Jace Investments Limited) – Omokoroa Town Centre update
- Dan (Omokoroa IT) – Scams and technology presentation
- Other attendees including community board representatives and interested residents

Apologies:

Not recorded in the available transcript portion.

1. Constitution / Registration under the Incorporated Societies Act 2022

Discussion confirmed that a motion is required at an AGM (or extraordinary general meeting) to authorise lodging the new registration by April of the following year. Motion (amended): That the updated Constitution be adopted by the members present, and that the Association agree to lodge an application for registration under the new Act.

Moved: Bruce McCabe

Seconded: Judy Sampson

Carried. (Note: The Chair indicated the process would proceed promptly rather than waiting until the final deadline.)

- ### 2. Financial Report
- No significant changes in overall income or expenditure.
 - Increase in subscriptions; no donations received.
 - Meeting costs slightly down; printing/stationery up slightly; Google Suite lower (no registration fees); website slight increase; travel slightly lower.
 - Net result: \$137 loss for the year.
 - Bank account balance reduced modestly but the Association remains fully solvent.
 - Membership: 117 (down from 120 at the end of the previous financial year). Unpaid memberships: 64.

Subscriptions for 2025/26 financial year

Existing rates:

- Individual: \$10

- Household: \$15
- Associate: \$10
- Business: \$50

Motion: That the annual subscriptions remain the same for the four membership classes for the 2025/26 financial year.

Moved: Bruce McCabe

Seconded: [Speaker 3]

Carried. (Clarification during discussion: rates apply to the forthcoming year, not retrospectively.)

3. Committee Membership and Elections

- David Partington resigned during the year; John Marsh joined the Committee.
- Current Committee (prior to AGM changes): Bruce McCabe (Chair), John Palmer (Deputy Chair), Kathleen McCabe (Secretary & Treasurer), Wayne Wright, John Marsh, Judy Sampson.
- Bruce McCabe stepping down as Chair.
- Kathleen McCabe stepping down as Secretary and Treasurer effective from this AGM.

The six existing management committee members who had not indicated they did not wish to seek re-election were nominated and elected under the Constitution. Call for nominations from the floor to fill vacant positions (approximately three positions available): No nominations received. Invitation extended for members to assist the Committee in a non-committee capacity by providing expertise and time. Interested persons invited to contact the Chair later.

4. General Business

4.1 Progress Report – Omokoroa Town Centre (Craig, Jason/Jace Investments Limited)

Craig provided a detailed illustrated update on earthworks, geotechnical challenges (including historical fill, tree stumps, spring, and gully remediation), clean-water diversion, sediment controls, design variations (driven by school access needs, council requests for dual-lane roundabout, wastewater, and Plan Change 92 mixed-use/commercial adjustments), and staging. Key points:

- Significant earthworks completed or in progress; stockpiles of fill, topsoil, and unserviceable material explained.
- Focus shifted to Stage 1 convenience retail precinct (dairy, convenience supermarket, pharmacy, takeaways, liquor, gymnasium etc.) due to delays with the Ministry of Education school site and slower residential growth.
- Supermarket tenancy timing currently looking toward ~2030, dependent on population/foot traffic.

- Ongoing work with council on Omokoroa Road upgrade, MEC (mechanically stabilised earth) retaining wall (earthquake category requirements), and services design (wastewater, power, telecom, water).
- Dialogue ongoing regarding potential council facilities (library/community/council buildings).
- Commitment to the overall project remains; staging adjusted accordingly. Summer works planned from mid-September (weather permitting).
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Questions and discussion followed, including rates differentials (Western Bay vs Tauranga City), water charges, and the impact of delayed secondary school and TNL Stage 2.

4.2 Secondary School

Discussed in conjunction with the town centre update. Ministry of Education site remains “on ice” with no confirmed start date or funding certainty (last substantive contact ~8–9 months prior). Broader catchment and SmartGrowth numbers were debated (including pressure on existing Tauranga secondary/intermediate schools and possible future Tauriko or other southern options). Primary/intermediate provision may be more immediate.

4.3 Protection of Cycleway/Walkway (Precious Reserve to Cameo Place area)

Ken raised strong community concern about coastal erosion threatening the cycle/walkway. Existing rudimentary rock protection and filter cloth have failed; high tides already undermining the path in places (including near stairs). Request for reinforced protection (e.g., larger rock, low wooden wall, or sandbags). Association to take a lobbying role with council. Councillors present noted some short-term works planned at specific washout points and that longer-term strategy/funding is a work in progress within available budgets.

4.4 Community Board Representation / Kaimai Ward

Discussion on the structure of community boards, communities of interest (urban Omokoroa vs rural), submissions to the Local Government Commission, and funding of community boards (rates, overheads, grants). Differing views expressed; discussion closed to move to other business.

4.5 Water Charges

Briefly noted as already covered in earlier discussion (volumetric rates comparisons).

4.6

Computer Scams and Technology Updates – Dan, Omokoroa IT

Presentation covering:

- Scale of scams in New Zealand (hundreds of millions to billions annually).
- Common types: email phishing, Facebook Marketplace, text/SMS (toll, courier, banking impersonation), phone calls claiming to be from providers.

- Advice: Think before you click; never share passwords/PINs/card details; banks never ask for these; check sender addresses carefully; do not click links in unsolicited messages; use two-factor authentication; strong unique passwords (or password managers); keep software updated; report to Netsafe and banks.
- Windows 10 support ends 14 October 2025 – many older devices will not run Windows 11; upgrade or replace recommended.
- 3G network shutdown (November 2025 – March 2026) – affects older phones, medical alarms, security systems, cameras. Check via text to 550.

Questions answered regarding upgrades, Apple devices (unaffected), and group text scams. Flyers and business cards made available.

5. Close of Meeting

The Chair thanked presenters and attendees. Meeting closed after the scams presentation and final questions. Next Annual General Meeting: To be held in 2026 (date, time and venue to be advised). Minutes prepared from the available audio transcription of the 2025 AGM.

These draft minutes are provided ready for review, amendment (particularly attendance list, exact venue, full apologies, and any formal previous-minutes confirmation that may have occurred earlier in the meeting), and adoption at the 2026 AGM. Notes for the 2026 AGM preparation:

- Confirm exact date of the 2025 meeting and complete any missing formalities (previous minutes, full attendance).
- Update committee list with any post-AGM changes.
- Attach financial statements if available.
- Website reference: <https://omokoroaresidents.co.nz> (membership fees confirmed consistent with those adopted).