

MARLBOROUGH'S

Small Townships

ŌKIWI BAY

Ōkiwi Bay Township Plan

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Part One: Introduction

Marlborough's Small Townships Programme

In 2013 the Council adopted the Growing Marlborough District Wide Strategy to guide its investment and development decisions.

As part of Council's commitment to implementing the Growing Marlborough Strategy, funding for a new Small Townships Programme was included in the 2015–2025 Long Term Plan to improve public amenities and enhance the identities of the many small townships in Marlborough.

A Small Townships Subcommittee was established with delegated authority to develop criteria, approve new projects and monitor implementation of the programme. This Subcommittee is currently chaired by Councillor Barbara Faulls.

The Small Townships Programme recognises the unique qualities of smaller communities as well as their challenges. The overarching goal of the programme is to foster sustainable growth and enhance the wellbeing of the people who live and work in these townships.

The process for developing a Township Plan involves engaging with iwi and stakeholders to gain an understanding of the town's unique identity, key issues, and aspirations. Stakeholders include local residents and businesses, as well as community organisations and government agencies.

The Township Plan provides a reference for the Council's future investments in public spaces and infrastructure. However, a Township Plan can also be a reference point for people in the community who wish to work on projects in their area. Having an agreed list of projects in the Plan will enhance coordination and may assist when seeking funding from external agencies.

Tangata Whenua

Council has shared an initial introduction to the Small Townships Programme with local iwi representatives, inviting feedback on any aspirations iwi have that may align with the kaupapa (principles and ideas) of the Ōkiwi Bay Township Plan along with any Mātaranga Māori (Māori knowledge) of the area that they wish to share.

The cultural narrative of the area is captured in Ngā Kōrero Tukuiho, which is a resource developed through Te Tātoru o Wairau Project.

Council and iwi will have further conversations to discuss the community feedback and to consider how this relates to iwi aspirations.

Further discussion and sharing will occur over time to ensure township developments reflect the history and associations that iwi have with this area.

Purpose of this Plan

Council, iwi and the community have worked together to develop this Ōkiwi Bay Township Plan. It identifies what makes Ōkiwi Bay special and gives the community a voice at the Council's decision-making table.

Having a clear understanding of the most important challenges facing the community makes it easier for iwi, residents, community organisations, government agencies and Council to work together to achieve our shared vision for Ōkiwi Bay and to address some of the challenges we have identified in this Plan.

Scope

The Ōkiwi Bay Township Plan is primarily focused on making improvements to public spaces and facilities in Ōkiwi Bay, and to identify opportunities to enhance access to the Bay's natural features. However, community feedback is often much wider in scope than physical works, covering the elements of social dynamics, community development, business, tourism and more.

Stakeholders

The following stakeholders were invited to contribute their ideas and provide feedback on the proposed projects:

- Ōkiwi Bay Residents Association
- Residents

Budget

A budget of \$250,000 has been allocated to implement the improvements listed in this Plan.

Development of this Plan

The community consultation drop-in day and 'have your say' survey, as well as anecdotal information gained from engagement with groups and individuals, identified the unique qualities of Ōkiwi Bay and generated a list of ideas of how to make it even better.

The community drop-in day was attended by more than 50 residents and interested parties.

The ideas shared through the engagement processes are listed in Part 3 of this Plan. Some of these actions can be funded through the Small Townships Programme (STP) budget, which is particularly focused on recognising and enhancing the unique identity of Ōkiwi Bay and enhancing outdoor public spaces to improve connectivity and liveability within the community. However, improvements in Ōkiwi Bay don't need to be limited to actions that are directly funded by Council. The full list of ideas has been included to give people the opportunity to work with others to make things happen in their community, which may include applying for funding to support a project.

Implementation of this Plan

Council will invite public feedback on the draft Ōkiwi Bay Township Plan in March–April 2024, and this will be reflected in a 'final' version of this Plan. However, it will be a living document, with further changes to be made over time as projects are completed, and if the community's needs or priorities change.

Part Two: Ōkiwi Bay

Where is Ōkiwi Bay?

Ōkiwi Bay is located in the Marlborough Sounds, and is accessed via a turnoff from State Highway 6 at Rai Valley, then travelling via Ronga and Croisilles-French Pass Roads for 24.3 km. This journey from Rai Valley to Ōkiwi Bay takes approximately 33 minutes.



About Ōkiwi Bay

The Croisilles-French Pass Road provides access to the small bach settlement at Ōkiwi Bay, and beyond to the Outer Sounds. The road passes through attractive pockets of indigenous bush and opens into farmland above Admiralty Bay, where there are spectacular panoramic views out to the open sea and towards D'Urville Island and French Pass.

The area offers opportunities for leisure activities including fishing, diving and scalloping in season, and for bird watching, bush walks, kayaking and scenic drives.

Outdoor public spaces

Tunnickliff Reserve is a landscaped open space with a playground and seating for informal recreation and activities. It is accessible from Ōkiwi Crescent and The Parade, and a short walk down the hill takes you to the public toilets on the corner of Ōkiwi Crescent and The Parade.

A community hall, recycling facilities, Fire and Emergency New Zealand and the First Responders Unit are all located on a site in Kerepa Crescent, which also has a large open space (approximately 6,500 m²) for parking of vehicles, boats and trailers during the summer holiday period.

Ōkiwi Bay Residents Association

This Association has approximately 100 members who each pay a yearly fee for the amenities managed by the Association.

Meetings are held on the first Sunday of each month, and the Association hosts regular events community events, including fish and chip nights and euchre afternoons as well as special events such as New Year's fireworks, and a Christmas parade and Easter fair.

Guardianship

The community has a strong sense of guardianship over the area, and residents regularly take the opportunity to have their say through various formal and informal processes.



Cultural significance of Ōkiwi Bay

Early Māori inhabitants of the area had a settlement at Whangarae, adjacent to Ōkiwi Bay. Important examples of the extraction of pakohe argillite during the early history of New Zealand for cutting tools, and their trade and distribution, can be found in the Oparapara area. The sites are of traditional significance to Ngāti Kuia and have high archaeological values. (Marlborough Landscape Study, 2009)

Ōkiwi Bay's recent history

In late 1890, the Bay became accessible by a track to Rai Valley and by 1904 it had become a popular holiday destination.

Approximately 63 people live permanently in Ōkiwi Bay, and there are around 200 homes. These include holiday homes, which have a high occupancy rate in holiday periods. The population reaches around 1500 over the summer holiday period and the population also expands (to a lesser extent) on weekends throughout the year, with a large number of these homeowners and visitors coming from the Nelson region. The Ōkiwi Bay Holiday Park also attracts visitors, particularly in summer.

Who lives in Ōkiwi Bay?



Usual Resident Population

2006	99
2013	81
2018	63



Census Night Population

2006	111
2013	99
2018	108



Community Age

Under 15	0
15 to 29	3
30 to 64	27
65+	36



Home Owned	36
Home in Trust	15
Don't Own Home	9



Ethnicity

European	60
Māori	3
Pacific	0
Asian	0
Other	0



Employment

Full Time	15
Part Time	12
Unemployed	3
Not in Labour Force	33

Part Three – Vision, Issues and Actions



Introduction

The following information has been compiled from the community feedback received through a community drop-in day and in a survey.

Vision for Ōkiwi Bay

Protecting the unique landscape and creating opportunities for people to enjoy and appreciate the natural environment.

Living in Ōkiwi Bay – What is valued

The residents' community spirit and sense of service is displayed through the events they organise and engage in, and the many volunteer hours donated, from working bees and helping hands at community events to the donation of professional expertise, materials, equipment, and labour.

The community has a resilient, self-sufficient, can-do attitude, combined with a sense of humour, and a strong sense of kindness and community togetherness.

Others in the Bay appreciate the opportunity to enjoy the Bay's isolation and the opportunity to just do their own thing.

For many, the Bay is associated with family ties and traditions, from holidaying in the Bay as children, returning with their children to holiday here, and then retiring to live in the area.



Key issues

Safety – Being able to walk safely around the township and along the waterfront is a priority for many who see the busy periods when boats, foot traffic, dogs and kids are all using the same roadside space. Feedback was received that the recently installed gravel path down the hill on Ōkiwi Crescent is not appropriate for younger and older pedestrians.

Erosion and flooding – Erosion of the waterfront and in Kaimiko Stream, and flooding of the community hall and properties are a concern. There is a lack of infrastructure to cope with heavy rainfall events.

Emergency access – The area is susceptible to being isolated in the event of fires, earthquakes, tsunami and other natural events, so good systems need to be in place to prepare for emergencies, and residents need to be able to be self-sufficient. The wharf and its old steel ladder need to be repaired, as these might have to be used if the road is closed.

Identity – Some felt that the township environment does not share the Bay's story and identity.

Facilities – The visual impact of the green waste and recycling area is a concern to some people. Others noted there is a need for better recreation facilities. For example, there are limited safe swimming areas so a floating pontoon is needed.

Parking – Some people commented on the need for better parking facilities, while others said parking spaces and other surfaces should remain natural.

Pest control – Goat Hill track is the only track in the Bay. A trap line up Goat hill track is needed because there is no bird life in this area. (If traps and baits were provided the community would monitor and replenish the traps.)

Dogs – The Dog Bylaw provisions for this area need to be reviewed. Some residents don't like dogs off-lead in the township, and others are concerned that the designated off-lead dog exercise areas are not suitable.

Ideas to achieve the vision and values, and address key issues

- Ideas for improvements include:
- Develop a multi-use hard surface for teens. Use of land opposite the hall has been suggested, which is Council reserve land. Drainage of the area, and surfacing which can withstand flooding, would need to be considered as part of the design.
- Change the area of the helipad.
- Create basketball and tennis courts, as well as walking and cycling tracks, and pétanque courts.
- Upgrade the outdoor spaces on Kerepa Street.
- Reinstate the bridge across Ruataniwha Stream. This area of land is owned by Okiwi Bay Ltd, and the bridge will require resource consent. The design will need to meet the Council Rivers Department's requirements and be designed to cope with flood events.
- Construct tracks and boardwalks to create a wetland and bush walk.
- Tell the stories of the area – Ruataniwha and others.

Projects to be prioritised by Small Townships

	Action	Why	When	Who
1	Replace the Ruataniwha Stream Bridge	<i>Liveability Enjoyment</i>	Short	OBRA MDC
2	Landscaping around the public toilets	<i>Unique Identity</i>	Short	MDC Community
3	Provide a grant to support the current track construction/ information boards	<i>Unique Identity</i>	Short	Ōkiwi Bay Track Trust MDC
4	Create an Ōkiwi Bay township loop path	<i>Connectivity Liveability</i>	Medium	MDC MR
5	Ōkiwi Bay Kowhai on the beach – landscape	<i>Unique Identity</i>	Short	MDC Community
6	Develop a recreation area for teens	<i>Liveability Enjoyment</i>	Medium	MDC OBRA

Future opportunities

Action	Why	Timeline	Who
Boardwalk and wetlands track	<i>Liveability Enjoyment</i>	Medium	MDC DOC OBRA
Community-led native plant nursery	<i>Unique Identity</i>	Short	Community MDC
Predator Free Project	<i>Unique Identity</i>	Short	
Swimming Pontoon	<i>Liveability Enjoyment</i>	Medium	MDC OBRA
Provide storyboards near the public toilets	<i>Unique Identity</i>	Short	MDC OBRA
Community artworks/murals	<i>Unique Identity</i>	Short	MDC Community
Wharf and ladder	<i>Connectivity</i>	Medium	MDC OBRA

Notes:

- OBRA - Ōkiwi Bay Residents Association
- MDC - Marlborough District Council
- MR - Marlborough Roads
- DOC - Department of Conservation
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Timeline:

- Short 1 – 2 years
- Medium 2 – 5 years
- Long 5 – 10 years

Appendix – Background information

Reference Documents

- *Te Tātoru o Wairau – Ngā Kōrero Tukuiho?*
- Growing Marlborough Strategy 2013 (GMS)
- Marlborough Landscape Study 2009