

**Section 5 consists of 3 sub-sections:**

- 5.1 Ngakuta Bay**
- 5.2 Momorangi Bay**
- 5.3 Whatamango Bay**

An Inquiry-by-Design workshop was dedicated to each of these settlements. Each sub-section contains a summary of the results of these workshops, which is a combination of reporting by technical Council staff, analysis and advice by external consultants and the integration of both. Furthermore, an important source of information has been: *Marlborough Townships and Small Settlements Growth Study, 2008*, by: Environmental Management Services Ltd for Marlborough District Council.



# 5.1 Ngakuta Bay



## Summary of findings and proposed initiatives:

- Scope for approximately 15 additional residential sections, plus another 15 sections in the long term
- Upgrade of paths and recreational routes
- Improve traffic safety along Queen Charlotte Drive through traffic calming, speed signs, and passing bays
- Upgrade of the jetty
- Ban on freedom camping without an onboard toilet
- Encourage community sewer and water supply

## NGAKUTA BAY

### 5.1.1 Residential growth

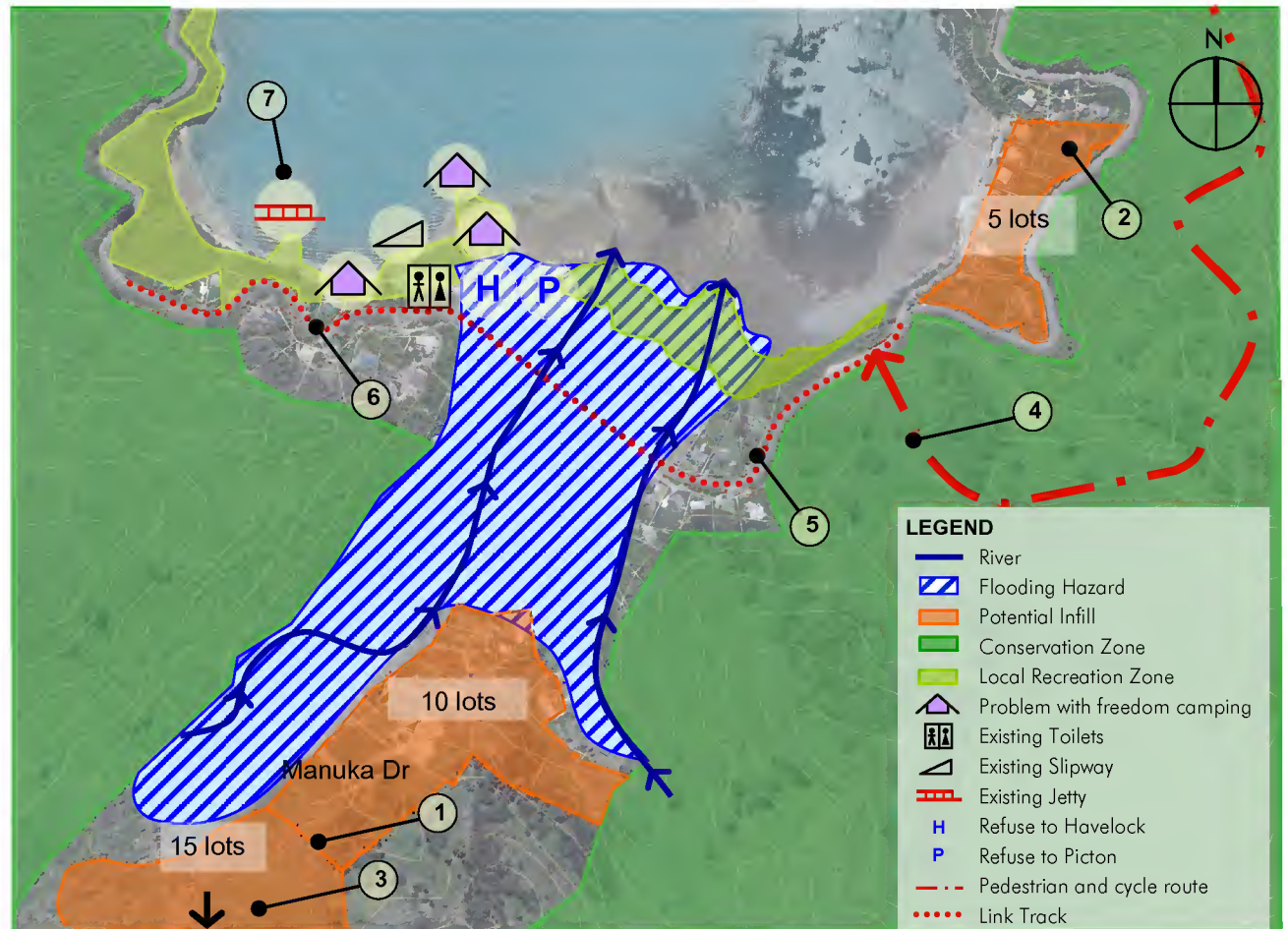
Due to the Conservation land surrounding the settlement, as well as land stability issues, there is limited scope for infill housing within Ngakuta Bay:

- Approximately 10 lots near Manuka Drive (refer to 1 in Figure 5-1);
- Approximately 5 lots in Little Ngakuta Bay for which rezoning is required (2); and
- Dependent on the upgrade of Manuka Drive, a further 15 lots would be possible in the long term (3).  
(amongst other factors, further residential development will need to address natural hazards and the provision of wastewater management infrastructure).

### 5.1.2 Proposed initiatives

The following illustrates the proposed initiatives and their benefits for Ngakuta Bay:

- The current upgrade of the bridge path that connects pedestrians and cyclists to Picton is to be continued. Improvements will enhance the cycling and pedestrian environment, which will help to stimulate more activity along this route (4).
- Continuation of the Link Track as planned will be supported (5). Signage will help with the pedestrian connectivity with the alternative route to Picton via the bridge path.
- In order to improve traffic safety within the village, it is proposed that vehicle speeds along Queen Charlotte Drive be restricted through the provision of:
  - A flush median on Queen Charlotte Drive, which will optically narrow down the carriageway, resulting in traffic calming (6); and
  - Larger speed limit signs on Queen Charlotte Drive. The provision of which will alert drivers that they are approaching a residential area (6).
- The existing jetty is in need of upgrade. It is proposed that Ngakuta will be positively considered within the Council's jetty strategy to provide a higher level of amenity at the water's edge (7).



ABOVE FIG. 5-1: Summary of analysis and proposed initiatives

#### Other proposals:

- Freedom camping by campers without an on-board toilet will have to be banned;
- Encourage consolidation of fragmented water supply systems and apply for funding under NZ drinking water standards;

- Encourage community sewer of high standard, to reduce the impact of the human population on the surrounding natural environment;
- Monitor the recently constructed slow vehicle bay and consider implementation of an eastbound slow vehicle bay; and
- Consider a Land Care Group for pest control and consult with the Council and DOC.

## NGAKUTA BAY

### 5.1.3 Implementation schedule of proposed actions

Ref.	Page	Action	Type of project	Timeline Short: 0-2yr; Medium: 2-5yr; Long: 5yr+.	Priority High; Medium; Low.	Comments
NB-1	95	Rezoning of land in Little Ngakuta Bay in order to create 5 residential lots	Administrative	Short	M	
NB-2	95	Continued upgrade of bridle path, including signage to connect pedestrians and cyclists to Picton	Physical	Short - Long	M	
NB-3	95	Support the continuation of the Link Track as planned	Administrative	Short	H	
NB-4	95	Mark flush median to narrow traffic lanes	Physical	Short	H	
NB-5	95	Erect larger speed signs	Physical	Short	M	
NB-6	95	Upgrade the existing Jetty	Physical	Medium	M	
NB-7	95	Associated with possible development: require contribution to construct unformed section of Manuka Dr.	Administrative	Medium-Long	H	
NB-8	95	Ban freedom campers without on-board toilet	Administrative	Short	H	
NB-9	95	Encourage consolidation of water supply systems	Administrative	Short	H	
NB-10	95	Encourage construction of community sewer system	Administrative	Short	H	
NB-11	95	Monitor the recently constructed slow vehicle bay and consider implementation of an eastbound slow vehicle bay	Administrative and possibly physical	Short-medium	M	
NB-12	95	Land Care Group for pest control	Administrative	Short	L	