

# Update to the Ōpōtiki Wharf Masterplan and Implementation Plan

12.09.2023



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# Executive Summary

This document provides a concise overview of updates to the Ōpōtiki Harbour-Wharf Masterplan and Implementation Plan. The original masterplan was endorsed by the Ōpōtiki District Council (ODC) in September 2022 which is an essential guide for the comprehensive development of the Ōpōtiki Wharf area.

These updates include provisions to utilise the new harbour entrance and provide for commercial and industrial operations at the Ōpōtiki Wharf as well as short to long-term recreational options for use of the wharf area. Valuable insights, feedback and suggestions from stakeholders and the community have shaped these final masterplan concepts.

These updates to the masterplan reflect the ŌDC's commitment to transparency, community involvement and informed decision-making and build on the extensive master planning work that has been undertaken to-date.

Ultimately, the goal of these updates are to create a lively, sustainable, and inclusive coastal hub that benefits everyone involved and to achieve the vision for this area as set out in the original masterplan:

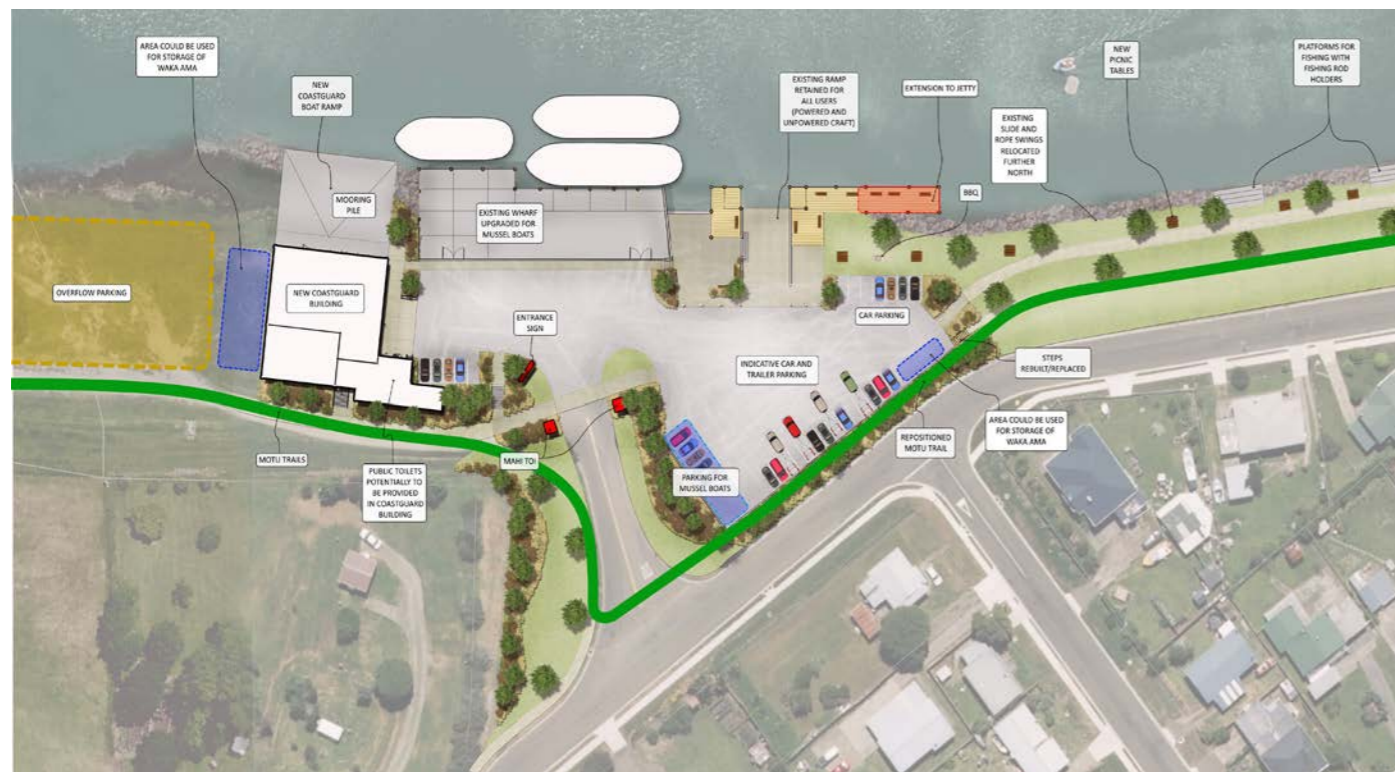
*“The Ōpōtiki Harbour and Wharf is a high-quality gateway to the marine environment of the Eastern Bay of Plenty, providing a range of facilities for residents and visitors.*

*It will contribute to the vibrancy and economic health of both the Ōpōtiki town centre and the district as a whole, while enhancing the natural environment and showing respect to cultural values.”*

## Summary of updates to the masterplan

- Location of the motu trail where it would be at a lower risk of flooding and reduced conflict with vehicle movements.
- Areas marked for portable storage space for Waka Ama.
- Extension of the jetty along the shoreline is supported to provide space for fishing and a boardwalk.
- Retention of an area for public parking of cars and boat trailers.
- Dedicated parking space area for mussel boat operations within the wharf area.
- Relocation of the children’s play area which includes the existing slide and swing to create a new children’s play area nearby Memorial Park.
- Provision of public toilets within the new coastguard building.
- Continued shared use of the boat ramp by both powered and unpowered craft.
- Potential overflowing parking area to the south of the coastguard building.
- Consideration of part of the Snells Road parking area explored for its suitability as potential business/aquaculture/cultural/research land

*In preparing this document we note that it is not for ŌDC to suggest or indicate what activities will occur on land that will be handed back to Whakatōhea. The purpose of the masterplan is to identify opportunities in several places in the Ōpōtiki township (independent of current or future ownership), and ŌDC will work closely with Whakatōhea as treaty partners to ensure best outcomes are realised.*



## Introduction

This document represents the updates to the original Ōpōtiki Harbour-Wharf Masterplan and Implementation Plan endorsed by the Ōpōtiki District Council (ŌDC) in September 2022. The original masterplan provided a strategic direction for the comprehensive development of the Harbour and Wharf areas. At the time of endorsement, it was recognised that there was a need to consider transitional provisions to enable commercial and industrial operations to occur during the Ōpōtiki wharf redevelopment.

In March 2023, ŌDC endorsed the option to adapt the existing Ōpōtiki wharf to allow for mussel boat operations, subject to a satisfactory lease agreement and funding for the required upgrades. At this time, ŌDC also endorsed the development of conceptual options for accommodating community recreational uses in the vicinity of the wharf area. Comprehensive public consultation for these conceptual options was undertaken over a 3-week period from 19 June to 12 July. A final concept has now been developed which would be suitable for the short to long term.

It is important to highlight that the original Ōpōtiki Harbour-Wharf Masterplan and Implementation Plan underwent thorough engagement with key internal and external stakeholders, including community groups and the general public. The recent consultation on the updates builds on this previous input, reinforcing the collective effort to develop a robust and sustainable plan for the future of Ōpōtiki's harbour and wharf area.

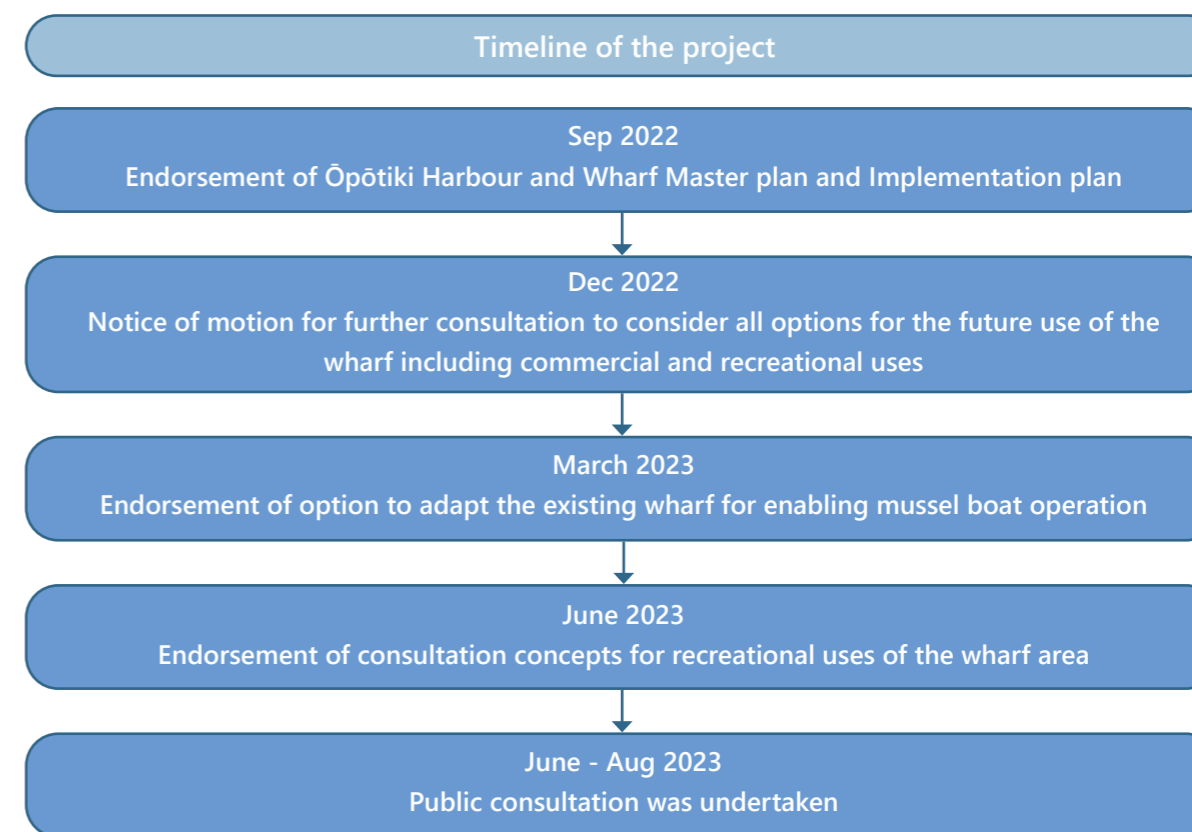
These updates to the Ōpōtiki Harbour-Wharf Masterplan and Implementation Plan reflect a commitment to transparency, community engagement, and informed decision-making. It presents a comprehensive roadmap, aligning with the broader vision of the original masterplan, to foster the region's prosperity, inclusivity, and overall well-being.

## Our process

Drawing upon the valuable insights, feedback and suggestions from stakeholders and the community, we have taken a series of steps to update the masterplan. These steps include:

1. Preparation of three conceptual options which were subject to public consultation.
2. Analysis of feedback provided by stakeholders and the community during the consultation process, considering the varied perspectives and suggestions that were shared. This analysis formed the foundation upon which our subsequent actions were built.
3. A workshop with ŌDC Councilors to discuss the proposed updates and to inform the final concept development.
4. Preparation of a final version of the updated masterplan concepts based on the feedback received. This process involved integrating the various threads of feedback, ideas, and expert opinions to create a coherent and robust blueprint for the future use of the Ōpōtiki wharf area.
5. Sharing of the the final updated masterplan concepts on the council website and social media to ensure that the community was informed about the changes and able to share any final thoughts and feedback.

Overall, this process has allowed us to take into account all of the feedback that has been received and has led to an updated masterplan which will be able to provide for both recreational and commercial needs of the Ōpōtiki community.

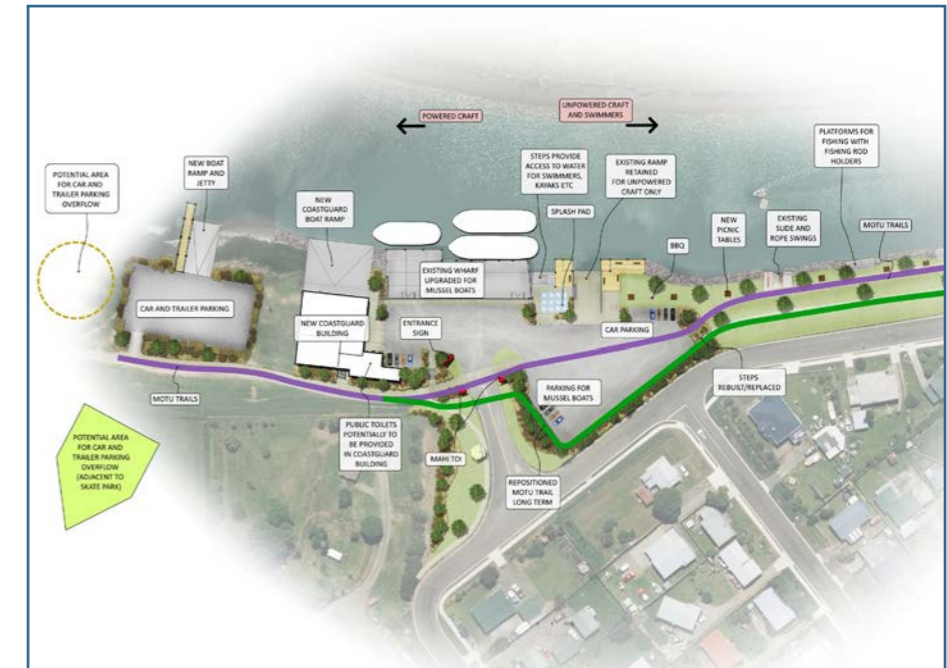
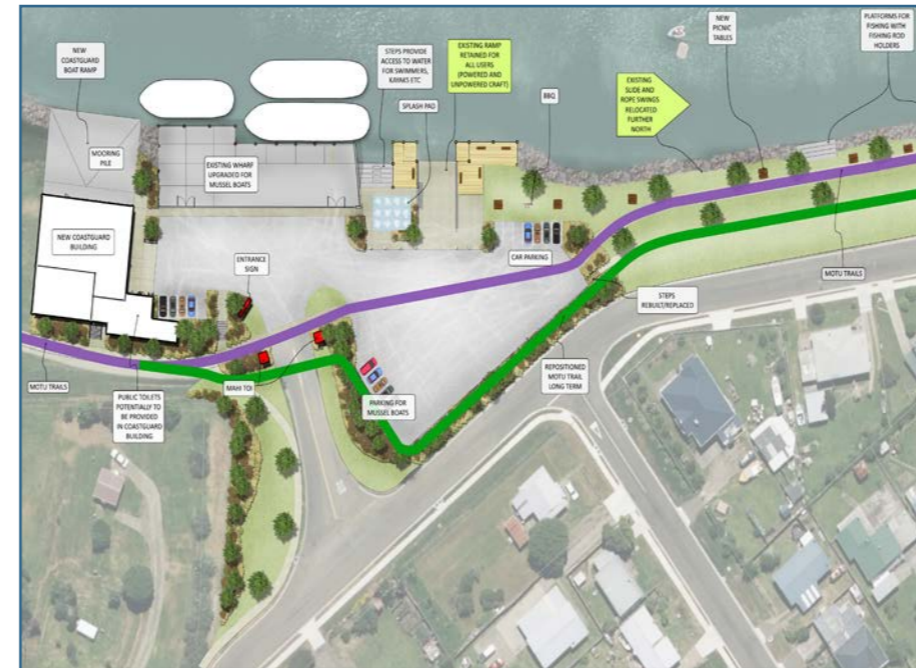
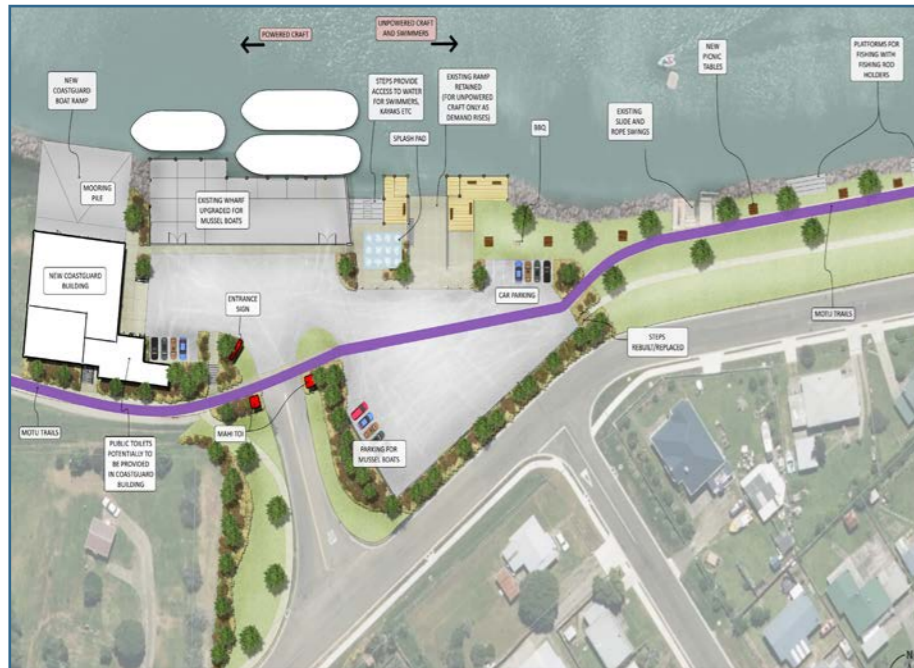


# Site photographs



# Our options

Conceptual options were prepared to show how recreational uses and commercial mussel boat operations could be accommodated at the wharf. The options and a summary of the consultation feedback received is provided below.



## Feedback on Option 1

- Concerns were raised regarding potential conflicts between vehicle movement and cyclists/pedestrians.
- Placing a splash pad in proximity to a boat ramp raises safety concerns.
- The existing parking issues are not effectively addressed.
- The Motu trail is situated within a flood zone.
- Positive feedback has been received related to that the only un-powered craft can use the existing boat ramp.

## Feedback on Option 2

- The short-term Motu trail generated some concerns regarding potential conflicts between vehicle movement and cyclists/pedestrians.
- The long-term Motu trail has been planned to minimise conflicts with vehicle movements.
- Concerns raised regarding potential conflicts between mussel boats, powered craft and unpowered craft at the boat ramp but there is a desire to keep the boat ramp open to both users.
- Positive feedback received regarding the separation of the children's play area and the boat ramp, aimed at enhancing safety.
- The option 2 was the favoured by community and stakeholders.

## Feedback on Option 3

- Some worries about the possibility of conflicts between vehicles and cyclists/pedestrians near the planned coastguard building.
- Some safety concerns raised about potential conflicts between children and boat users.
- Manoeuvring a car with a trailer to reach the proposed parking area through the stopbank may be difficult due to limited space for vehicles.
- The suggested car parking spaces are located within an area prone to flooding.
- Positive feedback received regarding the separation of powered craft and unpowered craft.

## Suggestions that have been received via public consultation

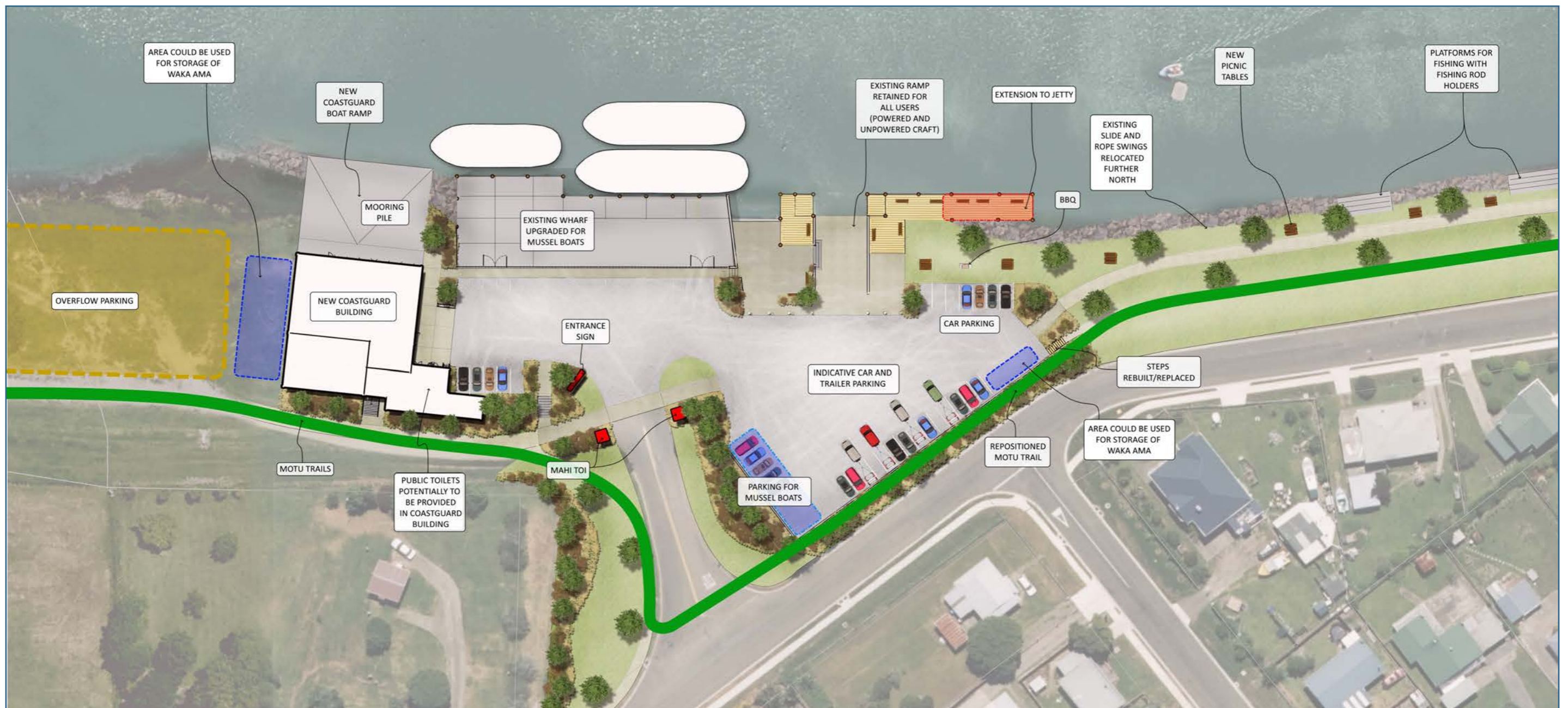
- Provide designated spaces for waka ama, kayaking, and other water sports activities to promote water-based recreational opportunities.
- Implement clear and well-defined parking lines to enhance management and ease of use of the wharf area.
- Consider installing a historical information board to offer visitors key insights into the area's rich heritage and significance.
- Create a shaded area for spectators to comfortably watch kids swimming and engaging in water activities.
- Enhance safety measures by improving lighting in the vicinity and installing CCTV surveillance.

# Updates to the Ōpōtiki Wharf Masterplan (Main concept)

Based on the feedback which was provided, final masterplan designs have been produced for the wharf.

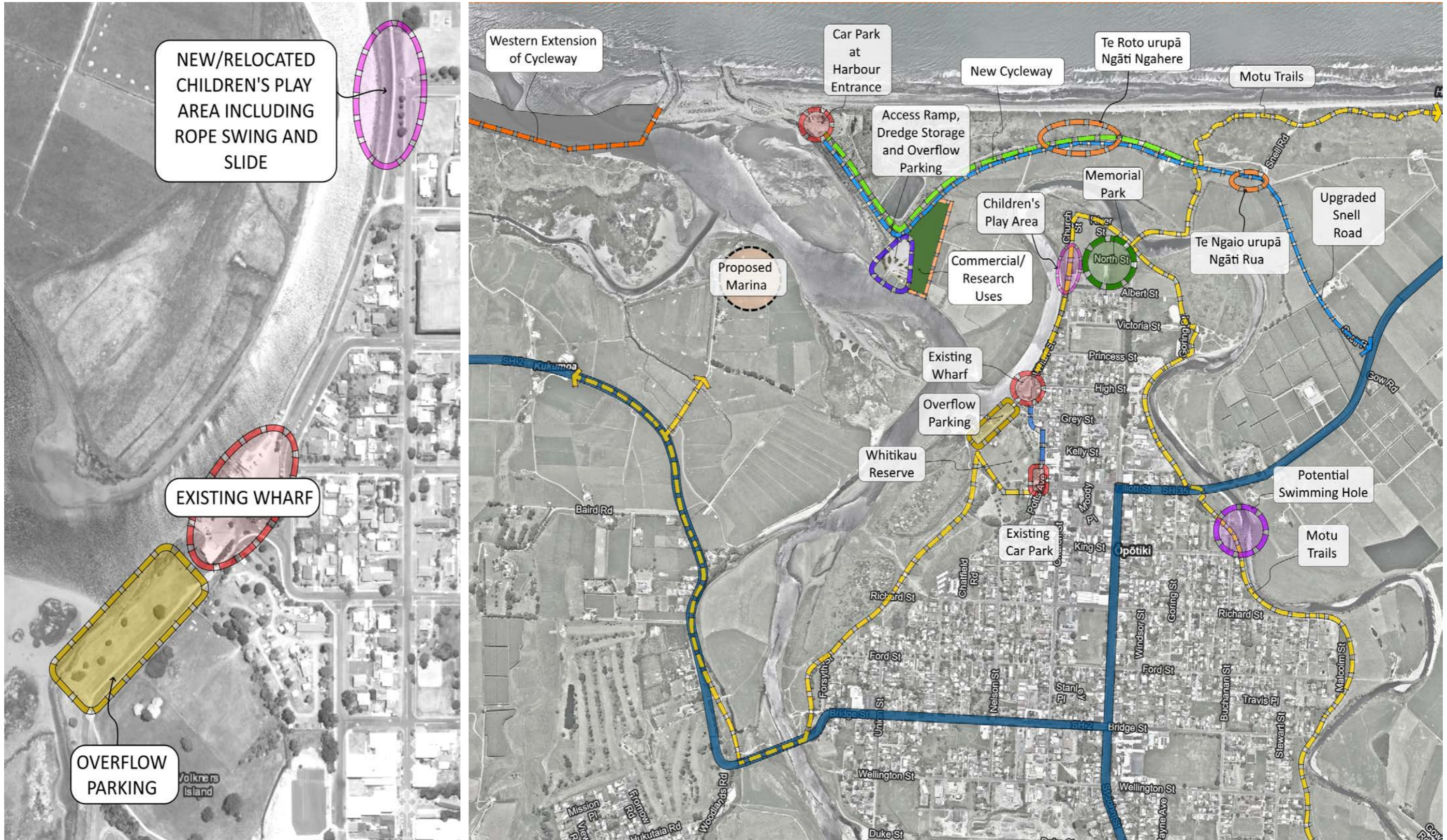
## Key features

- Location of the motu trail where it would be at a lower risk of flooding and reduced conflict with vehicle movements.
- Areas marked for portable storage space for Waka Ama.
- Extension of the jetty along the shoreline to provide space for fishing and a boardwalk.
- Retention of an area for public parking of cars and boat trailers.
- Dedicated parking space area for mussel boat operation within the wharf area.
- Relocation of the children's play area which includes the existing slide and swing to create a new children's play area nearby Memorial Park.
- Potential provision of public toilets within the new coastguard building.
- Continued shared use of the boat ramp by both powered and unpowered craft.
- Overflowing parking space is considered to the south of the coastguard building for resolving the parking demands.





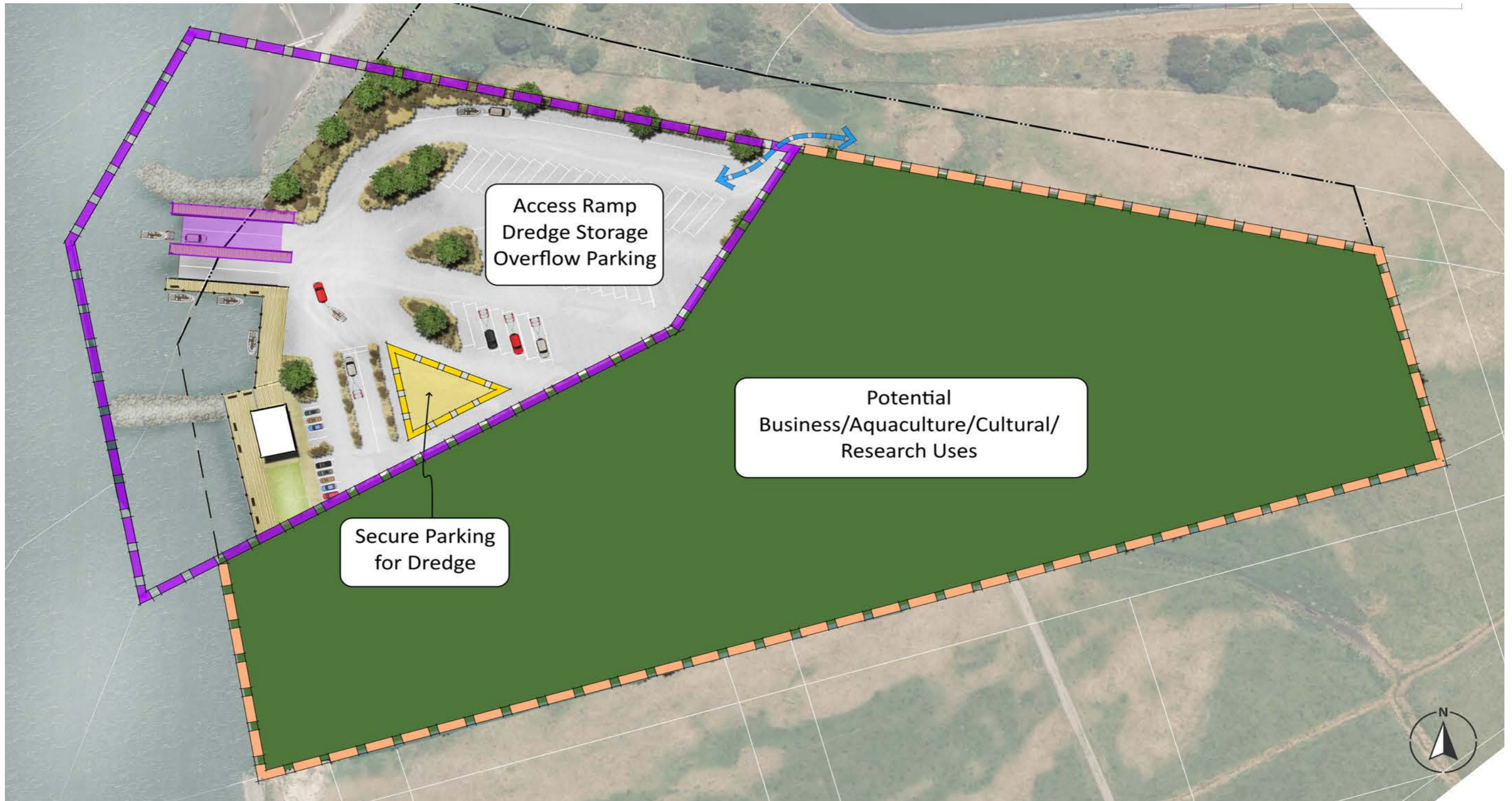
# Updates to the Ōpōtiki Wharf Masterplan (Overview context)



## Updates to Snells Road

The primary objective of the initial masterplan was to develop a boat ramp and forthcoming parking facilities. These plans also included provisions for potential commercial activities and the establishment of a layby or queuing area in Stage 2. However, as part of the Treaty settlement process, the ownership of Stage 2 will be handed back to Whakatōhea. Consequently, the potential utilisation of the stage 2 area has been explored for various purposes including business, aquaculture, cultural, and research uses.

*ODC will work closely with Whakatōhea as treaty partners to ensure the best outcomes are realised.*



## Updates to Implementation Plan

Items, and work scope and details, are indicative only, intended to provide approximate costs. Modifications to the layout of each item may be required as projects proceed through detailed design phase.

Stage	Item	Work Scope and Details	LTP 2021-2031 Funding Period
Stage 1	Wharf structure, Motu trail, access ramp, and jetty extension	Upgrade to existing wharf structure to accommodate the mussel boat operation	Year 3
		Construction of access ramp and dredge on Snells Road	Year 3
		Upgrade Snells Road and carparking at Harbour entrance	Year 3
		Realign Motu trail around Wharf	Year 3
		Construction of the extension of the jetty along the shoreline and any additional works required for the river edge	Year 3
Stage 2	Civil works	Ground improvement, civil works, drainage, carpark surface treatments	Year 3/4
		Any required resurfacing of existing ramp	Year 3/4
Stage 3	Site amenities	Any remaining surface treatments, line marking, functional lighting, CCTV.	Year 4
		Relocation and improvement of the children's play equipment (including existing slide and swing).	Year 4/5
		Entrance pou, signage, site furniture, planting, and landscaping.	Year 5

## Funding

Implementation will be subject to future scope and detailed designs being developed, that will inform budgeting estimates for the Annual Plan and LTP drafting and consultation.



