



9 May 2021

Marlborough District Council Long Term Plan

Road Sealing Submission by the Cissy Bay Community Association

1. Background

The Cissy Bay Community Association Incorporated (CBCA) is a non profit voluntary community organisation which exists to represent the interests of the residents of Cissy Bay located in the Pelorus Sounds Marlborough. The Association became an incorporated society in 2011 and its activities include the provision of water to residents and the development and maintenance of community facilities including a walking track, the beachfront, and a launching ramp.

With a gradual increase taking place in the number of properties over the past few years, there are now 30 fully developed properties in the Bay plus other sections under development. All of these property owners are members of the Association and most receive their water from the CBCA water supply which has a recently renewed an MDC Resource Consent. CBCA is well placed to therefore provide a voice for residents on issues that affect the Bay.

As well as developing the water scheme, CBCA has taken an interest in amenities within the Bay and has worked with MDC and the Marlborough Roads Board over the upgrading of the road and beachfront within Cissy Bay. In 2019, with assistance from the MDC Small Townships fund, CBCA members funded and constructed a new boating ramp within Cissy Bay. The new ramp links to the seaward side of the end section of road seal with this area above the ramp assigned as a helicopter landing area in emergencies.

CBCA also worked with DOC and MDC over development of a walking track to the west of the Bay.

In 2014, CBCA wrote in support of retaining the French Pass Road Sealing Fund. This action was supported by residents on the basis that additional sealing of unsealed roads leading to Cissy Bay and also within Cissy Bay was desirable. Retention of the Fund was subsequently approved by the Council. Residents therefore continue to pay an additional \$99 per annum on their property rates.

Cissy Bay is experiencing a steady increase in visitor traffic as further sealing of the road to French Pass has taken place.

2. Previous road sealing undertaken in Cissy Bay

In 2013-2014, CBCA submitted a request for road sealing into and through Cissy Bay. Road sealing from the Te Towaka Cissy Bay junction down into the Bay was completed in 2014 and has made a tremendous difference providing both much safer access down the steep access road to the Bay but also greatly improving the area adjacent to the launching ramp on the east side of the Bay.

No road sealing was undertaken on the road section between the Bulwer Te Towaka junction (Stewart Saddle) and the Te Towaka Cissy Bay junction, nor was work approved to extend the sealed section through the centre of the Bay to the end of the Bay although restoration of the road in the centre of the Bay was undertaken. A submission on the latter was made in 2017 but has not yet progressed.

3. The Current Situation

1. Road Section from Stewart Saddle to the Te Towaka Cissy Bay junction

At the 2021 Annual General Meeting of our Association, significant concern was expressed about the state of this upper section of Cissy Bay Road. While the lower section of Cissy Bay Rd into Cissy Bay itself has been sealed, the unsealed upper section has deteriorated significantly over the past year. Grader access to address the problem has been difficult due to fencing on road reserve immediately adjacent to the road which has also prevented grading being carried out on the unsealed road within Cissy Bay.

There is concern that the poor state of the road will increasingly impede access in and out of both Cissy Bay and Te Towaka, especially for vehicles towing boats, and even potentially impassable which could pose health and safety risks in the case of emergencies. This matter has been discussed with Harry Leov from Te Towaka whose family also relies on access via this road and who shares these concerns.

Photographs illustrating the state of this section of road are provided in **Appendix 1**

2. Road through Cissy Bay to the end of Cissy Bay Road

This unsealed section creates summer dust problems for residents and is subject to potholes after heavy rain. Also the culverts under the unsealed road section above the beachfront are too small and frequently block which exacerbates flooding in the centre of the Bay.

An associated issue in the centre of the Bay is the gradual deterioration of the rock wall since put in place 10 years ago. This matter has been raised with the MDC Network Engineer who has commenced action to address this problem.

Photographs are provided which show the road running through the centre of the Bay with the associated adjacent water table/channel, and photos which show the situation after heavy rain. Also provided are photographs of the eroded rock wall. **See Appendix 2**

Cissy Bay Community Association

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4. Request for Further Road Sealing

Given the background explained above, CBCA is submitting a request for road sealing and associated road restoration to be undertaken as follows:

1. Road Section from Stewart Saddle to the Te Towaka Cissy Bay junction

This section of road should be sealed but requires prior attention to ensure that water tables and culverts are operable. This most likely requires that the road first be built up and restored to its original level. This would involve dealing with fencing on road reserve immediately adjacent to the road which has also impeded heavy transport access. A map showing the road area in question is provided in **Appendix 3**

2. Road through Cissy Bay to the end of Cissy Bay Road

This section of road should also be sealed through to the west end of the Bay where the road terminates. Installing concrete alongside the water table as has been completed on the east side of the Bay, along with improved culverts, would exit water more quickly in heavy rain.

In conjunction with this is the need to seal a small area of ground above the boat ramp area to facilitate vehicles taking boat trailers off the ramp. A photo of this area is provided in **Appendix 2**. A map showing the road section proposed for sealing is provided in **Appendix 3**

Concluding Comment

This project builds on the investment that MDC has already made in improving roading into Cissy Bay. The additional rates surcharge which residents have committed for the next ten years will contribute to costs. Completion of this work would reduce ongoing maintenance costs and address the problems described earlier.

Yours sincerely

Peter Monopoli
Chairperson

John Cretney
Secretary Treasurer

Cissy Bay Community Association

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Appendix 1 : Cissy Bay Rd from Stewart Saddle to Te Towaka Cissy Bay junction.



1. Cissy Bay Rd – road level and fence



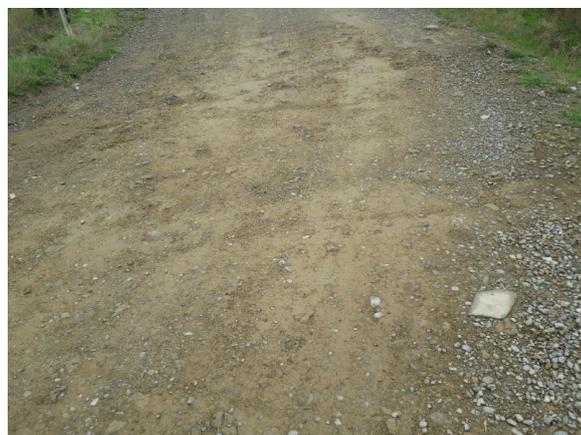
2. Cissy Bay Rd – lack of water table



3. Cissy Bay Rd – road surface



4. Cissy Bay Rd – water and road edge



5. Cissy Bay Rd - corrugations



6. Reserve boundary is 6 warratahs down hill from road

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Appendix 2: Road through Cissy Bay



1. Cissy Bay Rd – eroded rock wall



2. Cissy Bay Road - centre of Bay under flood



3. Cissy Bay Road – water in water table



4. Area for sealing above ramp

Appendix 3: Map showing the two proposed areas for road sealing

