



# **APPENDICES MINUTES**

**Ōtaki Community Board Meeting**

**Tuesday, 10 June 2025**



# Table of Contents

---

Appendix 1      Town Centre Planning Project: Ōtaki Town Centres .....4

Appendix 1      Te Horo Hall Society - Location of Garden Trail Sites .....10

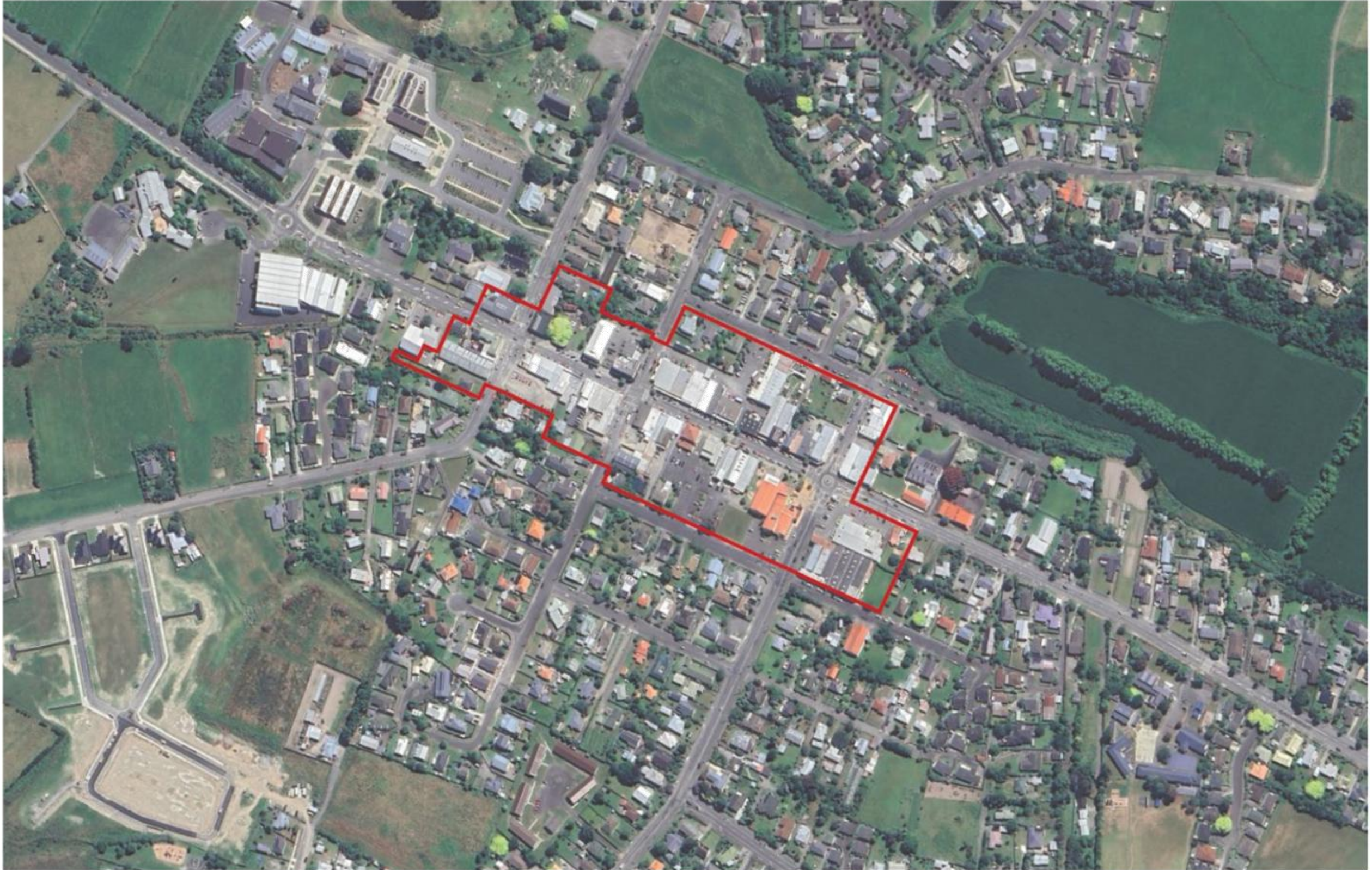
Appendix 2      Kapiti Trails Trust - Ōtaki Perspective.....11

# Ōtaki Main Street Town Centre Draft Principles

DRAFT PRINCIPLES (TO GUIDE ACTIONS)	RATIONALE
<b>1. Identity: reinforce Ōtaki's distinctive cultural identity.</b>	<ul style="list-style-type: none"> <li>• Te Reo Māori and Nga Toi Māori set Ōtaki apart from other centres in the district.</li> <li>• Raukawa Marae and Te Wānanga o Raukawa anchor the ends of Main Street.</li> <li>• Sustainable design expresses kaitiakitanga and inter-generational timeframes.</li> <li>• Recent development at Te Wānanga o Raukawa demonstrates state-of-the-art design practices.</li> </ul>
<b>2. Environment: showcase restored watercourses and other natural features.</b>	<ul style="list-style-type: none"> <li>• Linking past present and future, Taiao provides a foundation for cultural identity.</li> <li>• Watercourses increase connectivity by contributing off-road pathways.</li> <li>• Natural features complement the regular geometry of Ōtaki's grid.</li> <li>• Responsiveness to natural systems frequently enhances resilience.</li> </ul>
<b>3. Intensify: retain a joined-up street network that connects people, activities and places.</b>	<ul style="list-style-type: none"> <li>• Ōtaki Town's existing street grid is legible and pedestrian friendly.</li> <li>• Small rectangular blocks are efficient and receptive to intensification.</li> <li>• Development can occur incrementally if the existing spatial structure is retained.</li> <li>• Few new links are necessary because the centre is already highly connected.</li> </ul>
<b>4. Connect: concentrate activity between Raukawa Marae and Te Wānanga o Raukawa</b>	<ul style="list-style-type: none"> <li>• Town centre activity is bracketed by Raukawa Marae and Te Wānanga o Raukawa.</li> <li>• Each side of Main Street has an almost unbroken pattern of shop fronts and shelter.</li> <li>• Continuous frontages emphasise Main Street's pedestrian orientation.</li> <li>• At approximately 300m, Main Street is a comfortable length for walking.</li> </ul>
<b>5. Centralise: build a civic and community offering around Raukawa Marae and Māoriland Hub.</b>	<ul style="list-style-type: none"> <li>• Raukawa Marae and Māoriland Hub provide counterpoints to commercial activity.</li> <li>• A cultural focus at the east end of Main Street balances Te Wānanga o Raukawa in the west.</li> <li>• Ōtaki Library and Memorial Hall upgrades can complement other cultural activities.</li> <li>• Sites on the corner of Rangatira, Aotaki Streets, and Mill Road are further development opportunities.</li> </ul>
<b>6. Develop: frame town centre activities with new housing that offers diverse lifestyle choices.</b>	<ul style="list-style-type: none"> <li>• Many Ōtaki Town houses have been occupied by the same family for generations.</li> <li>• New development can be directed away from these 'generational houses'.</li> <li>• Ngā Hapū o Ōtaki is investigating greenfield development on Anzac Road.</li> </ul>



## Ōtaki Main Street Town Centre and surrounding area





Ōtaki Main Street existing activities





# Ōtaki Rail Town Centre Draft Principles

DRAFT PRINCIPLES (TO GUIDE ACTIONS)	RATIONALE
<b>1. Complement: diversify activity within a consolidated Town Centre area.</b>	<ul style="list-style-type: none"> <li>• Mixed-use development can compensate for lost shopping activity.</li> <li>• Ōtaki Rail's retail offering can complement that of Ōtaki Town.</li> <li>• Arthur Street currently marks the northern limit of dual street frontages.</li> <li>• New World supermarket anchors the southern end of the town centre.</li> </ul>
<b>2. Environment: showcase open spaces, restored watercourses and other natural features.</b>	<ul style="list-style-type: none"> <li>• An enhanced natural environment reinforces Ōtaki's distinctive cultural identity.</li> <li>• Public open spaces become more important as residential density increases.</li> <li>• Ōtaki Rail sits astride the Mangapouri stream.</li> <li>• The Mangapouri stream engages Centennial Park, Jean Hing Place reserve and Ōtaki College.</li> <li>• Existing waterways are heavily modified and frequently traverse private property.</li> </ul>
<b>3. Intensify: facilitate medium-density housing between Arthur Street and Mill Road/Rahui Road.</b>	<ul style="list-style-type: none"> <li>• Large commercial sites are receptive to comprehensive redevelopment.</li> <li>• Rural Production Zone land is out of place between the rail corridor and old highway.</li> <li>• Future residents can walk to shops, schools, public transport and open space reserves.</li> <li>• To the north and west, the area is framed by housing.</li> <li>• The Palmerston North to Wellington passenger rail service is being upgraded.</li> <li>• It is desirable for Metlink's suburban passenger service to be extended to Ōtaki.</li> <li>• A high-quality public transport experience supports residential development.</li> </ul>
<b>4. Connect: create a high-amenity environment for walking and other active modes.</b>	<ul style="list-style-type: none"> <li>• New links can significantly expand the centre's pedestrian catchment.</li> <li>• Ōtaki Railway Station is a heritage building that helps to identify the town.</li> <li>• Ōtaki Rail can serve as a hub for 'track and trail' activities within the district.</li> <li>• The railway station occupies a vehicle-oriented area with few pedestrian amenities.</li> <li>• Jean Hing Place and Pare-o-Mātangi Reserve are poorly connected to the centre.</li> <li>• Ōtaki College is less accessible because it occupies the centre of a superblock.</li> </ul>
<b>5. Anticipate: a high-amenity public transport hub at Ōtaki Railway Station.</b>	<ul style="list-style-type: none"> <li>• The Palmerston North to Wellington passenger rail service is being upgraded.</li> <li>• It is desirable for Metlink's suburban passenger service to be extended to Ōtaki.</li> <li>• A high-quality public transport experience supports residential development</li> <li>• Ōtaki Railway Station is a heritage building that helps to identify the town.</li> </ul>



## Ōtaki Rail Town Centre and surrounding area

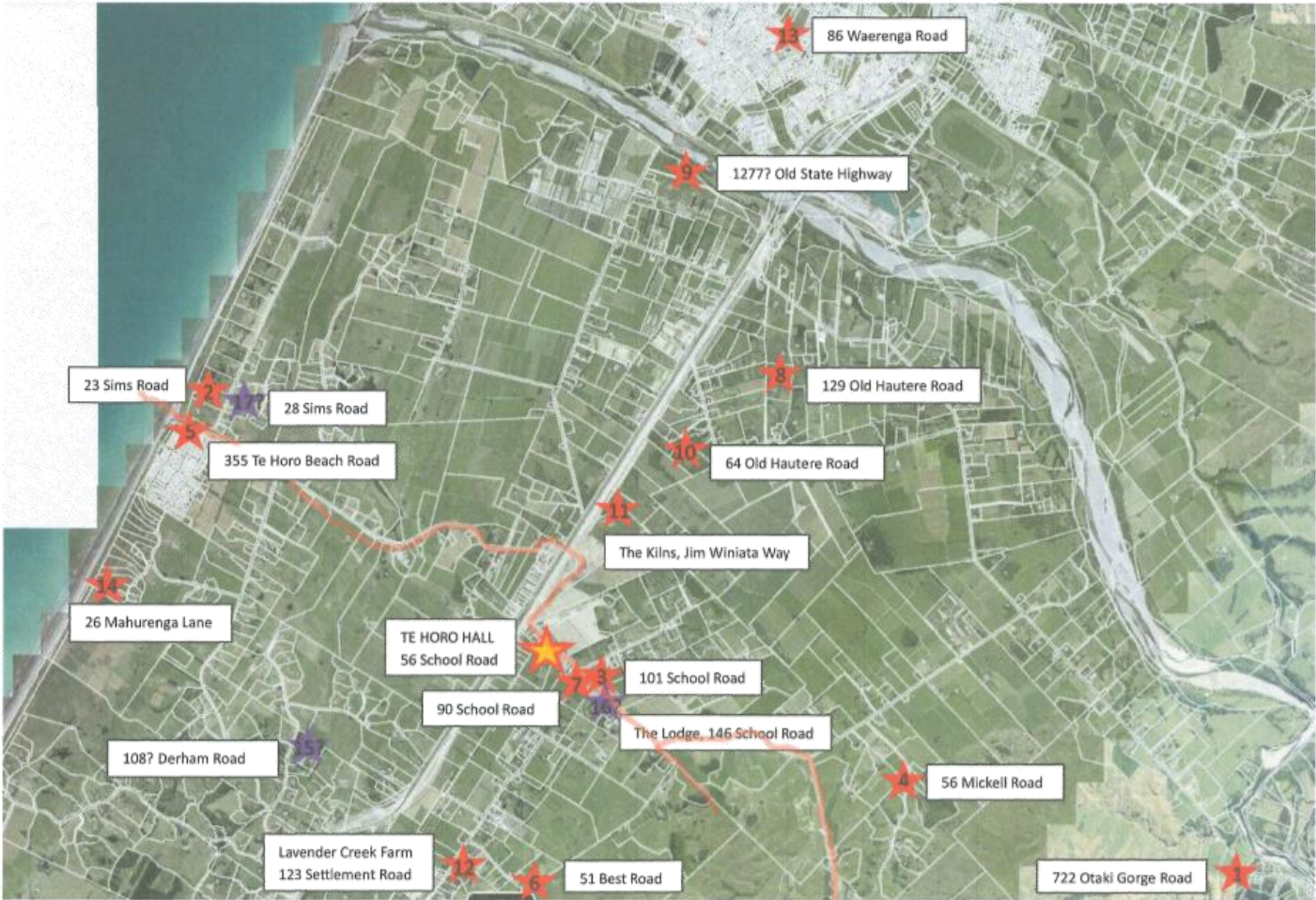




Ōtaki Rail existing activities











Kāpiti Coast Trails Trust  
Ōtaki perspective