



RĀRANGI TAKE AGENDA

Hui Poari ā-Hapori o Ōtaki | Ōtaki Community Board Meeting

**I hereby give notice that a Meeting of the Poari ā-Hapori o Ōtaki | Ōtaki
Community Board will be held on:**

Te Rā | Date: Tuesday, 9 May 2023

Te Wā | Time: 7.00pm

**Te Wāhi | Location: Gertrude Atmore Supper Room,
Memorial Hall,
Main Street,
Ōtaki**

**Kris Pervan
Group Manager Strategy & Growth**

Kāpiti Coast District Council

Notice is hereby given that a meeting of the Poari ā-Hapori o Ōtaki | Ōtaki Community Board will be held in the Gertrude Atmore Supper Room,, Memorial Hall,, Main Street, , Ōtaki, on Tuesday 9 May 2023, 7.00pm.

Poari ā-Hapori o Ōtaki | Ōtaki Community Board Members

Mr Cam Butler	Chair
Mr Simon Black	Deputy
Mrs Jackie Elliott	Member
Ms Christine Papps	Member
Cr Shelly Warwick	Member

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	Nil	

1 NAU MAI | WELCOME

2 WHAKAPĀHA | APOLOGIES

**3 TE TAUĀKĪ O TE WHAITAKE KI NGĀ MEA O TE RĀRANGI TAKE |
DECLARATIONS OF INTEREST RELATING TO ITEMS ON THE AGENDA**

Notification from Elected Members of:

3.1 – any interests that may create a conflict with their role as an elected member relating to the items of business for this meeting, and

3.2 – any interests in items in which they have a direct or indirect pecuniary interest as provided for in the Local Authorities (Members' Interests) Act 1968

4 HE WĀ KŌRERO KI TE MAREA | PUBLIC SPEAKING TIME

5 NGĀ TAKE A NGĀ MEMA | MEMBERS' BUSINESS

(a) Leave of Absence

(b) Matters of an Urgent Nature (advice to be provided to the Chair prior to the commencement of the meeting)

(c) Community Board Members' Activities

6 HE KŌRERO HOU | UPDATES

6.1 PP2Ō REVOCATION UPDATE

7 PŪRONGO | REPORTS

7.1 ROAD NAMING - 73 RIVERBANK ROAD, ŌTAKI

Kaituhi | Author: **Jeffrey Clement, Information Management Team Leader**

Kaiwhakamana | Authoriser: **Mark de Haast, Group Manager Corporate Services**

TE PŪTAKE | PURPOSE

- 1 This report asks the Ōtaki Community Board to approve a road name for the new road at 73 Riverbank Road, Ōtaki.

HE WHAKARĀPOPOTO | EXECUTIVE SUMMARY

- 2 Not required.

TE TUKU HAEPAPA | DELEGATION

- 3 The Ōtaki Community Board has the delegated authority to consider this matter under 'Part D Community Boards' of the Governance Structure
Accepting or rejecting. Officer recommendations in respect of names for local roads (excluding the former State Highway and reserves, structures and commemorative places, in accordance with existing council policy.

TAUNAKITANGA | RECOMMENDATIONS

That the Ōtaki Community Board approves the names for the following roads:

- A. Approves the name for Road to Vest shown in Appendix 1 of this report.

TŪĀPAPA | BACKGROUND

- 4 Under the Kāpiti Coast District Council's policy, developers are required to submit three name suggestions, in preferential order, for each road to be named, whether it is public or private.
- 5 Supplementary information in support of the names is to be provided by the developer and this may be consistent themes, historical connections of previous owners.
- 6 The Ōtaki Community Board may accept one of the proposed names within the report or reject all the suggested names and request the staff to provide alternative names in a subsequent report.
- 7 The developer is Palmer NB Partners.

HE KŌRERORERO | DISCUSSION

- 8 The subdivision at 73 Riverbank Road, Ōtaki will create 10 new lots and a new road which will be vested to Council.
- 9 The new road is shown as Road to Vest on the attachment to this report.
- 10 The Council Road naming and Street Numbering Policy 2011: states that to ensure that road names reflect the objectives, developers (or residents of Private rights-of-way shall provide three suitable names for each road on their plans when submitting their engineering survey drawings, in order of preference with the rationale behind each name.
- 11 Proposed names should avoid the names of kin unless they have strong historical links to the geographical area.

- 12 Throughout the process local Iwi and historian have been consulted and have supported the options provided
- 13 The proposed names have been approved for use by Land Information NZ.

He take | Issues

- 14 The original name for this land is Moutere No 9. The Land came before the Māori Land Court (MLC) in 1898, 1907 and 1915.
- 15 The claimants in the 1898 MLC hearing were:
- Arona Te Hana and Kereopa Tukumarū;
 - both belonged to the Ngāti Raukawa hapū, Ngāti Ngarongo;
 - Kereopa stated on evidence, **THAT**, “the land was brought into cultivation by the Ngati Ngarongo hapu immediately after their arrival from the North (pre 1840)); and therefore, this land was awarded to members of the Ngāti Ngarongo hapū.
- 16 In 1907 the following thirteen members of Ngāti Ngarongo hapū were named as “owners” of the land:
- Karaitiana te Ahu, Arona te Hana, Huaki Patihona, Rangiahuta Hema te Ao, Patihona Takaitemarama, Whata Hakaraia, Merehiria Waaka, Rangitutaina Utiku, Hariata Natana, Pirika Hohepa, Hokipera Tahurangi, Kararaina te Whata, Oriwia te Wehenga
- 17 In 1915 the land was subdivided, as follows:
- 17.1 **Moutere No. 9A** - Patihona Takaitemarama; and
- 17.2 **Moutere No. 9B** - Karaitiana te Ahu, Arona te Hana, Huaki Patihona, Rangiahuta Hema te Ao, Whata Hakaraia, Merehiria te Waaka, Rangitutaina Utiku, Pirika Hohepa, Hokipera Tahurangi, Kararaina te Whata, Oriwia te Wehenga.
- 18 It is proposed that the road name reflects the original owners of the land.

Ngā kōwhiringa | Options

- 19 The three names provided in preferential order for Road to Vest are as follows:

Option 1

Ngāti Ngarongo Road - that recognises the original owners and the original “cultivators” of the block.

Option 2

Te Hana Road - represents the majority of whanau at 17.2. above and because the road is on Moutere No. 9B.

Option 3

Tukumarū Road - that represents “tiriti o Waitangi” signatory and their descendants.

Tangata whenua

- 20 Local Iwi have been consulted and support the recommendations put forward by the developer.

Panonitanga āhuarangi | Climate change

- 21 There are no climate change considerations required within this report

Ahumoni me ngā rawa | Financial and resourcing

- 22 The cost of signage is borne by the developer as per usual conditions of the Resource Consent.

Ture me ngā Tūraru | Legal and risk

- 23 The Council and its Community Boards can name roads, pursuant to Sections 319 and 319A of the Local Government Act 1974.

Ngā pānga ki ngā kaupapa here | Policy impact

- 24 This matter has a low level of significance under the Council's Significance and Engagement Policy.

TE WHAKAWHITI KŌRERO ME TE TŪHONO | COMMUNICATIONS & ENGAGEMENT

- 25 Consultation has been made with local iwi and recommendations are noted within this report for Board Members' decision.

Te mahere tūhono | Engagement planning

- 26 An engagement plan is not needed to implement these decisions.

Whakatairanga | Publicity


- 27 There are no publicity issues arising from this report.

NGĀ ĀPITI HANGA | ATTACHMENTS

1. Road to Vest - 73 Riverbank Road, Ōtaki [↓](#)



GENERAL NOTES:
 1. REFER 885-GA-200 FOR GENERAL NOTES.

	CLIENT NB PARTNERS	PROJECT NORTH BANK DEVELOPMENT	DRAWING TITLE GENERAL ARRANGEMENT PLAN	<table border="1"> <tr> <td>DATE</td> <td>PROJECT NO.</td> </tr> <tr> <td>25/07/2022</td> <td>885</td> </tr> <tr> <td>SCALE</td> <td></td> </tr> <tr> <td>1:500 @ A1</td> <td></td> </tr> <tr> <td>1:1,000 @ A3</td> <td></td> </tr> <tr> <td>DRAWING NO.</td> <td>REV</td> </tr> <tr> <td>885-GA-201</td> <td>2</td> </tr> </table>	DATE	PROJECT NO.	25/07/2022	885	SCALE		1:500 @ A1		1:1,000 @ A3		DRAWING NO.	REV	885-GA-201	2
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885-GA-201	2																	

7.2 ROAD NAMING - 128 WAERENGA ROAD, ŌTAKI

Kaituhi | Author: **Jeffrey Clement, Information Management Team Leader**

Kaiwhakamana | Authoriser: **Mark de Haast, Group Manager Corporate Services**

TE PŪTAKE | PURPOSE

- 1 This report asks the Ōtaki Community Board to approve a road name for the new private right-of-way at 128 Waerenga Road, Ōtaki

HE WHAKARĀPOPOTO | EXECUTIVE SUMMARY

- 2 Not Required.

TE TUKU HAEPAPA | DELEGATION

- 3 The Ōtaki Community Board has the delegated authority to consider this matter under ‘Part D Community Boards’ of the Governance Structure
Accepting or rejecting. Officer recommendations in respect of names for local roads (excluding the former State Highway and reserves, structures and commemorative places, in accordance with existing council policy.

TAUNAKITANGA | RECOMMENDATIONS

That the Ōtaki Community Board approves the names for the following roads:

- A. Approves the name for the private Right of Way shown in Appendix 1 of this report.

TŪĀPAPA | BACKGROUND

- 4 Under the Kāpiti Coast District Council’s policy, developers are required to submit three name suggestions, in preferential order, for each road to be named, whether it is public or private.
- 5 Supplementary information in support of the names is to be provided by the developer and this may be consistent themes, historical connections of previous owners.
- 6 The Ōtaki Community Board may accept one of the proposed names within the report or reject all the suggested names and request the staff to provide alternative names in a subsequent report.
- 7 The developer is Solseeker Ltd.

HE KŌRERORERO | DISCUSSION

- 8 The subdivision at 128 Waerenga Road, Ōtaki will create 10 new lots and a new road which will be vested to the Council.
- 9 The new road is shown as private Right-of-Way on the attachment to this report.
- 10 The Council Road Naming and Street Numbering Policy 2011: states that to ensure that road names reflect the objectives, developers (or residents of Private rights-of-way shall provide three suitable names for each road on their plans when submitting their engineering survey drawings, in order of preference with the rationale behind each name.
- 11 Proposed names should avoid the names of kin unless they have strong historical links to the geographical area.
- 12 Throughout the process local Iwi and historian have been consulted and have supported the options provided.

- 13 The proposed names have been approved for use by Land Information NZ.

He take | Issues

- 14 It is proposed that the road is named after people who have significant ties to the land from 1886 to 2010.

Ngā kōwhiringa | Options

- 15 The three names provided and detailed below by the Developer, in preferential order for the private Right-of-Way are as follows:

Option 1

Elsies Way

Elsie Morgan's connection to 128 Waerenga Road commenced in 1942 when she arrived in Ōtaki with her mother to attend a wedding. During her stay, she had visited Buxton's Garden in Waerenga Road to collect flowers for the wedding. Her Uncle Sam McMillan, lived directly opposite Buxton's at 128 Waerenga. That visit to Buxton's sparked a passion for flowers and flower growing and resulted in Elsie settling in Ōtaki, living with Uncle Sam at 128 Waerenga Road. She met her future husband to be, Lloyd Morgan, and they moved to a rented house opposite the Milk Station where Lloyd grew tomatoes for the market. This is when Elsie first started to grow chrysanthemum flowers on a small scale. This turned out to be a profitable endeavour. Elsie was a smart, ambitious and entrepreneurial woman and was soon leasing land and growing over three thousand chrysanthemums, sending them by train from the Otaki railway station to flower markets in Auckland, Hamilton and Wellington.

Around 1957 Uncle Sam McMillan died and bequeathed his property in Waerenga Road to Elsie. Elsie and Lloyd had been saving to buy their own house for some time but were instead able to move to 128 Waerenga Road. Elsie was able to utilise this large property to scale up production and was now growing over 8,000 chrysanthemums. Business was good.

In early 1960 the Morgans built themselves a new house on a section subdivided off 128 Waerenga Road, which is now 132 Waerenga Road. Elsie had one request of her preferred builder which was that construction start on her birthday - 12 November. The builder wasn't keen because that was a Sunday. But Elsie got her way and the builder turned up on the allotted Sunday, dug a hole and placed a single symbolic foundation pile. Lloyd passed in 1995 and Elsie continued to live in the house at Waerenga Road until 2010.

Elsie was also known for and had a passion for growing other flower varieties including roses and rare dahlia varieties. During work on this property, some of her dahlia bulbs were recovered, have been planted and the intention is to return some of them to the property once the development is complete.

During her later years in the 2000's, Elsie's maintained a beautiful garden on her property. It was well known to Ōtaki locals. She had a particular, some might say, eccentric style. This was evident in one specific feature of the garden – the Teapot Tree – a tree hung with teapots purchased from garage sales. This particular garden feature is still well remembered by many people and recently featured in an extensive Facebook discussion about the tree including many photos.

The possibility of naming the accessway after Elsie was discussed with her family. They were very amenable to idea and had only one suggestion that instead of Elsie Way, Elsie's Way be considered. This was due to Elsie being formidable, a force of reckoning and always being right. Hence things would always be done Elsie's Way. Under the Road Naming Standard, an apostrophe is not permitted in a Road name, and the name would need to be Elsie's Way

In summary, Elsie Morgan lived on and cared for the land at Waeranga Road for most of her life. She was definitely kaitiaki of this whenua. She had a strong connection with the property at 128 Waeranga Road – living and raising a family on the land for some 53 years and growing, working and caring for land for approximately 68 years. Her influence and efforts remain evident to this day and can hopefully be retained to some degree into the future through the development.

Elsie was not only a respected and well-known personality from Ōtaki's recent history, but she was an ambitious and entrepreneurial woman ahead of her time. She deserves to be remembered and celebrated at the place she called home.

Option 2

McMillan Way

The property at 128 Waeranga Road (or part of) had been in the ownership of the McMillan family from 1920 until late 1957. Originally purchased by James McMillan the property later passed to Samuel McMillan in October 1937. Samuel McMillan stayed on the land until his death in 1956 or 1957. Although nothing of significance is presented in public records regarding the family's time on the land during those years, it is evident from a series of historic photos dating back to 1939, that numerous market gardening and horticultural endeavours were undertaken. Greenhouses were erected, garden beds were created, trees were planted, and dwellings appeared. The McMillan family have cultivated and farmed the site for 37 years before passing the kaitiakitanga to their niece Elsie.

Option 3

Erena Way

According to the earliest certificate of title, Erena Te Wanui was the first registered owner of a part lot of 128 Waeranga Road. Her name is recorded as being owner for ten years from 1886 until 1896.

Erena Te Wanui was the daughter of the Reverend Rawiri Te Wanui, who served at Rangiatea for over ten years. Erena was the first wife of Alfred John Knocks (son of John Anthony Knocks). She died in 1900 at the age of 53, just two weeks after marrying Alfred. They had seven children. One of their sons, Manihera, owned an adjacent lot, also part of 128 Waeranga. Upon Manihera's death, ownership was transferred to Alfred Knocks. The Knocks ownership ceased around 1912. Some decades later this lot was later purchased by the Dal Din family for which Dal Din Drive is now named. Dal Din Drive now provides access into the northern end of 128 Waeranga Road.

Tangata whenua

- 16 Local Iwi have been consulted and support the recommendations put forward by the developer. In particular, they support the proposed name of Elsie's Way, for Road to vest to Council, noting that her son would be particularly pleased.

Panonitanga āhuarangi | Climate change

- 17 There are no climate change considerations required within this report.

Ahumoni me ngā rawa | Financial and resourcing

- 18 The cost of signage is borne by the developer as per usual conditions of the Resource Consent.

Ture me ngā Tūraru | Legal and risk

- 19 The Council and its Community Boards can name roads, pursuant to Sections 319 and 319A of the Local Government Act 1974.

Ngā pānga ki ngā kaupapa here | Policy impact

- 20 This matter has a low level of significance under the Council's Significance and Engagement Policy.

TE WHAKAWHITI KŌRERO ME TE TŪHONO | COMMUNICATIONS & ENGAGEMENT

- 21 Consultation has been made with local iwi and recommendations are noted within this report for Board Members' decision.

Te mahere tūhono | Engagement planning

- 22 An engagement plan is not needed to implement these decisions.

Whakatairanga | Publicity

- 23 There are no publicity issues arising from this report.

NGĀ ĀPITI HANGA | ATTACHMENTS

1. Private Right of Way - 128 Waerenga Road, Ōtaki [↓](#)

7.3 CONSIDERATION OF APPLICATIONS FOR FUNDING

Kaituhi | Author: **Fiona Story, Senior Advisor Democracy Services**

Kaiwhakamana | Authoriser: **Kris Pervan, Group Manager Strategy & Growth**

TE PŪTAKE | PURPOSE

- 1 This report details funding applications that have been received by the Ōtaki Community Board for consideration for the 2022/2023 year.

HE WHAKARĀPOPOTO | EXECUTIVE SUMMARY

- 2 N/a

TE TUKU HAEPAPA | DELEGATION

- 3 The Ōtaki Community Board has the authority to consider this matter under part D point 7 of the Governance Structure and Delegations for the 2022-2025 Triennium

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TAUNAKITANGA | RECOMMENDATIONS

- A. That the Ōtaki Community Board approves a Community Grant of [\$] to the Ōtaki Scouts to assist with the costs of 9 Scouts and 1 leader attending the 2023 Jamboree in Hamilton.
- B. That the Ōtaki Community Board approves a Community Grant of [\$] to Ōtaki College to assist with the purchase of essential supplies for students.
- C. That the Ōtaki Community Board approves a Community Grant of [\$] to Community Coffee and Chat to assist with the cost of venue hire.

TŪĀPAPA | BACKGROUND

- 4 This is the fifth Ōtaki Community Board meeting of the 2022/2023 financial year.
- 5 Grants are allocated in accordance with specific evaluation criteria (at Attachment 1).
- 6 All applicants have been advised by email of the meeting day, time and venue.

HE KŌRERORERO | DISCUSSION

- 7 Three applications for funding have been received and are attached to this report (under separate cover) as Attachment 2. The applications are summarised below.
- 8 Ōtaki Scouts has applied for a Community Grant of \$500 to assist with the costs of 9 Scouts and 1 leader attending the 2023 Jamboree in Hamilton. Each scout needs to raise around \$1500.00 to cover the costs of travel, accommodation and attending the jamboree.
- 9 Ōtaki College has applied for a Community Grant of \$4,000.00 to assist with the purchase of essential supplies for students (shoes, uniform, stationery). The funds would be used to assist students to have essential items that they may not otherwise be able to afford.
- 10 Community Coffee and Chat (Ōtaki) has applied for a Community grant to assist with the costs of running the group Community Coffee and Chat.

He take | Issues

- 11 There are no issues to be considered.

Ngā kōwhiringa | Options

12 There are no options to be considered.

Tangata whenua

13 There has been no engagement with mana whenua regarding this report.

Panonitanga āhuarangi | Climate change

14 There are no climate change matters to be considered.

Ahumoni me ngā rawa | Financial and resourcing

15 Budget allocations for the 2022/2023 financial year for the Community Grants Fund, Sporting Activity Grants Fund and Building & Resource Consent Grants Fund are as follows in the table.

Fund	2022/2023 budget allocation	Total allocated to date	Grant Money returned	Total unallocated to date
Community Grants Fund	\$13,741.00	\$4,250.78	\$500.00	\$9,999.22
Sporting Activity Grants Fund	\$6,304.00	\$3,500.00	-	\$2,804.00
Building & Resource Consent Grants Fund	\$6,304.00	\$1000.00	-	\$5,304.00

Ture me ngā Tūraru | Legal and risk

16 There is no legal or risk matters to be considered.

Ngā pānga ki ngā kaupapa here | Policy impact

17 As noted previously, grants are allocated in accordance with established criteria (attached to this report as Attachment 1)

TE WHAKAWHITI KŌRERO ME TE TŪHONO | COMMUNICATIONS & ENGAGEMENT

18 Board members actively engage with the community to promote the various grants available.

19 Information on grants and the application process are also available via the Council’s website.

20 All applicants will be contacted via email once decisions around funding have been made.

Te mahere tūhono | Engagement planning

21 This matter has a low level of significance under the Council’s Significance and Engagement Policy.

Whakatairanga | Publicity

22 Successful grants are communicated through the Council’s usual communication channels.

NGĀ ĀPITI HANGA | ATTACHMENTS

1. Criteria: Community Grant Fund, Sporting Activity Grant Fund and Building & Resource Consent Grants Fund [↓](#)
2. Grant Applications (under separate cover) [⇨](#)
3. Accountability Reports (under separate cover) [⇨](#)

8 TE WHAKAŪ I NGĀ ĀMIKI | CONFIRMATION OF MINUTES

8.1 CONFIRMATION OF MINUTES

Author: Fiona Story, Senior Advisor Democracy Services

Authoriser: Kris Pervan, Group Manager Strategy & Growth

Taunakitanga | Recommendations

That the minutes of the Ōtaki Community Board meeting of 7 March 2023 be accepted as a true and correct record.

APPENDICES

1. Minutes of 7 March 2023 [↓](#)

9 NGĀ TAKE E MAHIA ANA | MATTERS UNDER ACTION

9.1 MATTERS UNDER ACTION

Author: Fiona Story, Senior Advisor Democracy Services

Authoriser: Kris Pervan, Group Manager Strategy & Growth

TE PŪTAKE | PURPOSE

The purpose of this report is to present the Ōtaki Community Board with the updated matters under action (as at 1 May 2023) to review and note.

TAUNAKITANGA | RECOMMENDATIONS

That the Ōtaki Community Board notes the following matters under action.

Item	Date Raised	Target Date	Matter	Progress
1	July 2018	TBC	Winstone Lake easement	The Winstone Lakes tracks are a Waka Kotahi/Greater Wellington responsibility. The tracks are near completion and opening will be synchronised with the opening of the PP2) shared path. Toilets are under construction but won't be completed until winter.
2	April 2019	30 June 2025	Ōtaki Civic Theatre	The earthquake strengthening work has been brought forward to 2023/2024. Council staff are in touch with the Ōtaki Players regarding the strengthening work and are working out a schedule with them.
3	September 2019	30 June 2023	Haruatai Park signage	Staff from place and space will liaise directly with the board through the Chair. Completion is imminent.

Item 9.1

4	September 2014	30 June 2024	Land Designation at Ōtaki Beach	Work to be undertaken regarding the designation of the land and road stopping process.
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**10 TE WHAKAŪNGA O NGĀ ĀMIKI KĀORE E WĀTEA KI TE MAREA |
CONFIRMATION OF PUBLIC EXCLUDED MINUTES**

Nil