

IN THE MATTER OF Resource Management Act 1991

AND

IN THE MATTER OF Kāpiti Coast District Council Proposed
Plan Change 3

MINUTE 5

RECORD OF POST HEARING CORRESPONDENCE AND CLOSURE OF HEARING

[1] The Council filed its Final Reply on 17 July 2026.¹

[2] On Sunday 29 July 2026 Mr Petherick sent an email to the Hearing Administrator, Ms McCashin. It is not clear whether the email was intended for the Panel or the Council or both. Ms McCashin forwarded the email to the Chair and to the Council Planning Manager.

[3] Mr Petherick's email set out concerns that he had regarding parts of the Council Reply. In particular Mr Petherick appeared concerned that the Council may have made an error with regard to the boundaries of the proposed SASM. That is because he had understood that there were 39 residential properties within the SASM, whereas the Council has referred to 45. Mr Petherick attached a copy of a map from **PC2** from 2021. Mr Petherick also raised other matters related to public notification of the plan change.

[4] On 30 July 2026 Ms McCashin provided Mr Petherick with a copy of the planning map for **PC3**.²

[5] Ms Naidoo, the Council s42A Report author, sent an email to Ms McCashin on Wednesday 29 July 2026. We set the content of the email out in full for reference:

Thank you for passing this on. In case it assists Mr Petherick and/or the Hearing Panel, I note that the reasons for the adjustment to the south-western boundary of the mapped Kārewarewa Urupā are summarised in Part 3.4 of Andrew Banks' reply evidence in the PC2 proceedings, available here: [council-reply-](#)

¹Council s42A Report Writer's Reply, 17 July 2026

²<https://www.kapiticoast.govt.nz/media/0uzd5fms/proposed-plan-change-3-k%C4%81rewarewa-urup%C4%81.pdf>

[andrew-banks.pdf](#). The relevant paragraphs are copied below for ease of reference, and a s32AA evaluation and map are also contained in the reply evidence.

(103) Under submission point S100.50, Te Ātiawa ki Whakarongotai requested that the boundary of the wāhanga tahi listing (identified in the District Plan maps as WTSx1) in the south-west corner of Kārewarewa Urupā be adjusted to better align with the original boundary of Ngārara West A14B1 (which they identified in their submission). I addressed this request at paragraphs 589 to 591 of the [Council Officers' Planning Evidence](#), recommending that this request be accepted.

(104) At the hearing Dr Baker requested that the Panel consider making a commensurate adjustment to the boundary of the wāhanga rua component of the listing (identified in the District Plan maps as WTSx2) so that its south-western boundary also better aligns with the original boundary of Ngārara West A14B126. The extent of this adjustment is set out in Figure 3 below. The additional area added to WTSx2 as a result of this adjustment is approximately 2,280m².

Recommendations

(105) Should the Panel wish to consider this request, for the same reasons as set out in paragraph 590 of the Council Officers' Planning Evidence, I recommend that the south-western boundary of the wāhanga rua component of the listing (identified as WTSx2) be adjusted as set out in Figure 3 below.

The adjusted extent was subsequently used as the basis for PC3.

[6] The Panel further notes:

- (a) The Commissioners for **PC2** accepted the recommendation of the Council's planner Mr Banks at paragraph [139] and [203] of their Recommendation Report.³
- (b) The Council's **PC3** s32 Evaluation Report noted the extension to the southwestern boundary as a consequence of a submission from Te Ātiawa ki Whakarongotai Charitable Trust on **PC2**.⁴
- (c) The Council's **PC3** Evaluation Report includes as Appendix B a table with links to the **PC2** materials that related to Kārewarewa Urupā including written submissions, s42A Report and Reply and evidence at the hearing.⁵

³ Independent Hearing Commissioner Recommendations on Plan Change 2, 20 June 2023 (a copy is attached to the PC3 s32 Evaluation Report as Appendix C)

⁴ PC3 s32 Evaluation Report at 3.1.3

⁵ PC3 s32 Evaluation Report, Appendix B.

[7] Mr Petherick's email makes reference to the s42A Report Writer's Reply author having made 'accusations' in response to matters he raised at the hearing. We do not interpret the Reply as making any 'accusations' or that it is in any way inappropriate or unprofessional.

[8] The Panel records that the hearing of submissions on PC3 is now closed and the Panel will not receive any further unsolicited correspondence. Our Recommendation Report will be issued in due course.

Dated: 4 August 2026.



C E ROBINSON

CHAIR ON BEHALF OF THE HEARINGS PANEL