


**SUBMISSION ON PROPOSED PLAN CHANGE 2 TO THE OPERATIVE
KAPITI COAST DISTRICT PLAN 2021.**

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Submission No: 118


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15th September 2022

MY SUBMISSION ON PROPOSED PLAN CHANGE 2 TO THE OPERATIVE KAPITI COAST DISTRICT PLAN 2021.

INTRODUCTION

Thank you for this opportunity to make a submission on the proposed plan change PC2 re intensification for Waikanae Beach.

I am an owner of a property in Waikanae Beach and have been coming to the Beach regularly since 1981. I have lived here permanently since 2004. I was part of the team that set up planning for the Ngarara Subdivision by writing a Social and Cultural Plan for that development¹. During that exercise I became aware of the exciting, stimulating and rich character of Waikanae Beach.

In an Appendix to this submission, I have included the timeline of events and features that have made Waikanae Beach so special. I hope you read this Appendix chart as it shows how this District has developed over times. It shows times of war and peace. development and empathy. It shows a township that has grown and matured over 200 years.

The Appendix are only about the last 200 years. Before that the land was settled by some Iwi particularly Muaūpoko. Up until the 1800's the area was forests, lakes, swamps, sand dunes and beaches.

This submission asks Kapiti District Council (KCDC) to revisit the Intensification plan and instead recognise that there is no reasonable reason to interfere with the way Waikanae Beach has developed and intensified on its own.

We the residents have done our planning and have included diversity, passion and community spirit. We have taken cases to the courts and made countless submissions to KCDC Council projects. We have encouraged a wide demographics of people to come and live in our region.

Development started in 1900's with the Old Beach Special Character Zone and this development continued throughout the beaches history. We have seen waves of intensification, new subdivisions, migration to Waikanae in times of war and depression. We have welcomed wives of soldiers during the 1st and 2nd World Wars and refugees after the Napier Earthquake. We are now welcoming the number of young families who have bought houses and turning baches into home and we will continue to go on having a community that celebrates both the young and the old.

We know that there is no room for more intensification, particularly, not by building townhouses. We know the swamp lands and water table will not be appropriate and building on this land will not be affordable particularly if the builder, wants three and four storied houses. KCDC should be looking at

¹ https://ngarara.nz/wp-content/uploads/2017/07/Ngarara_CSPlan.1.pdf

different and better options for Waikanae by building properties nearer to the Railway station and away from the Beach swamp lands.

KCDC has are yet to recognise that Waikanae Beach has already had a large influx of new residents. These new residents and their families have come from Wellington to Palmerston North. Property prices, especially for old beach houses made this market attractive and this exacerbated by the completion and completion of The Expressway and Transmission Gully.

These new residents have left no room for new intensification. The beach area is already fully populated. There are still beach holiday houses, but the majority of houses are now filled with permanent residents.

2. WAIKANAЕ GREW AND EXPERIENCED LONG PERIODS OF INTENSIFICATION.

In the early 1800's missionaries, whalers and traders came and lived at our beach area and some of them harvested the local abundant flax. The swamps were drained, the forest began to be cut down. Huts, churches and a school were built.

This was when Waikanae Beach really began as settlement and then a town. The area started providing income for both Māori and Pakeha. The Waikanae River provided the roadway.

For my submission I ask that KCDC should recognise that Waikanae Beach is a special area with rich history and diversity, passion and community support throughout our region.

This community has been forming since early days with waves of intensification that have happened including during wars, earthquakes, depression and recently the building of Expressways and then Transmission Gully. People come to live here for the beach, the warmth and the community. All this happened within our community itself and the intensification was significant.

The waves of new housing and new residents to Waikanae Beach have already happened. In the 1960's, 1970's and the 1980's and even more over the first two years of the 2020 year more residents have arrived. (The little house on our

This submission starts with a story that illustrates the innovation, creative thinking and development of Waikanae Beach.

It is a true story highlights Waikanae's history of growth and development. It illustrates how early developers and those in the 1960 and 1970 drained and diverted lakes and swamps to build subdivisions.

"In the early 1900's William Hughes Field bought from Wiremu Te Kākākura Parata the land that is now Old Waikanae Special Character Zone.

When William Field bought the parcel of land the Waimea Stream provided boundaries in two directions (south and west).

When he bought the land the Waimea Stream ran directly down what is now Hemara Street to the sea, then turned north flowing along what is now Tutere Road and discharged the water into the sea.

While the river provided both a south and a western boundary it would have caused barrier for people who would build houses in his new subdivision, especially the western boundary would have acted as a boundary if residents would walk to the beach.

As the developer of that subdivision, William Field decided that the Waimea Stream had to flow in a different path. First north along the eastern side of his sub-division (now the golf course and Hui Awa) and to the sea north of the boundaries of his new development, under what is now the Waimea bridge, then to the sea and across Fieldway.

History records that he paid a worker 500 pounds to move the stream and that is just what happened. That unnamed worker completed the task in less than 2 days. While Field got what he wanted he was not happy, he felt he had paid too much for the task that he felt should have taken a week! The worker did an amazing job and now the Stream still goes north before it goes west.

The Waimea Stream, (especially during and after heavy rain) tries to change its course regularly. It has never quite got used to the new direction and when it arrives at the beach it changes course regularly.

This manipulation of the river was only the beginning of many times in the history of Waikanae Beach when lakes have been drained, swamps cleared and yet rain still floods many of the places where there were lakes and swamps as it did in the early 1900. Many more subdivision in the region have similar stories of draining and building drains for water.

REASONS WHY MORE INTENSIFICATION IS NOT NEEDED AT WAIKANAEBEACH AND WHAT IS NEEDED BEFORE MORE PEOPLE LIVE IN THIS DISTRICT.

1. STORMWATER

As noted already most of Waikanae Beach is built on land that was previously, a forest, a swamp, lake, river or a small sand dunes. Flooding is common and yet there has been a limited amount of stormwater research done and limited drainage completed.

In the early years of Waikanae Beach growth houses could be built without permits or any permissions. Developers could drain lakes, use sand from the beaches for fill and then build as many houses as possible on the newly created land. A good example is the area that is now Fieldway, Titoki Road, Atua Street, William Street, and Rutherford Road particularly towards Pekapeka. There was a

lake across this whole area. Now multiple houses, some on sand dunes, but also many in low lying sections which still flood with every storm.

Dealing with the Stormwater management and challenge, including building up and maintaining control of the waterways should be a number 1 priority for both the Regional Council and KCDC. This far more important than intensification.

4. PRIMARY SCHOOL FOR WAIKANAЕ BEACH

Intensification would bring more children to Waikanae Beach. As there is no room in schools in Waikanae and no school at Waikanae Beach this is a barrier to more families coming to the area. But it is still without intensification for is for Waikanae Beach is the urgent need for a primary school.

Since 1980's Waikanae Residents have been campaigning for a school to cater for the children who live at the beach. Buses loaded with children travel every school day from Waikanae Beach to Waikanae School which is across the railway line and already full of children..

We have researched the our area and there were only two pieces with land that could be large enough for a school to be built and have playgrounds.

These two are both on a Tsunami Zone. The Bassett Road land is a Urupā reservation (sacred burial site) and the other stretch of land beside the Waikanae Beach Bowling Ground in Hui Awa street is flood prone and dangerous for children so close to the Waimea Stream.

We are hoping the Ministry of Education will look at Waikanae Beach North / Pekapeka or the Ngarara subdivision so our growing number of children can cycle or walk to school. We would like KCDC to works jointly with us local residents of Waikanae Beach as we lobby for a school.

Our children need to be able to walk or cycle instead of being transported by private car or bus to Seddon Street which is the other side of the railway line. The bus is expensive for many families every day. \$2.50 each trip and 2 trips a day and then several children for many families an extra struggle.

Our second priority for KCDC has to be lobbying for our Primary and maybe also a Secondary School for Waikanae. We need these schools urgently.

4. INFRASTRUCTURE AND SERVICES IN WAIKANAЕ BEACH

Waikanae Community Hall. The only community hall in Waikanae needs an earthquake assessment. The consensus (by the Community Board) that our only hall should be bowled down and rebuilt on a larger section.

This decision was made in a report written by a consultant. This consultant did not realise that there isn't any available place to build a new hall in Waikanae Beach. Without this hall and having no halls at all in north Waikanae Beach there would be place either for a small hall or any assembly area, there are no

churches or clubs rooms in Waikanae North. The only emergency hub is the Baptist Church three quarters of the way up Te Moana Road.

Library for Waikanae. Currently the only library is a **Temporary Popup library** in the Mahara place. Maybe a library bus or van could be used to take library books to retirement villages and to the beach a couple of days a week.

Bus Route. The intensification proposal notes that access **to transport or transport hubs** should be considered. We have a few buses coming down to Waikanae Beach, usually having just meet a regular trains at Waikanae Station to take the bus route This submission now provides you with a story. It is here because it is an example of the innovative way Waikanae Beach has grown and developed.

Significantly more transport would be needed in Waikanae Beach if more people moved here with intensification.

5. THE EXPRESSWAY AND TRANSMISSION GULLY

No submission to KCDC would be complete if I didn't note a process that is changing Waikanae Beach. As I have noted earlier in the The Expressway and even more with Transmission Gully has meant there has been a wonderful influx of young families. They started buying Waikanae baches before the first lock-down and have continued this process through to 2022. These lovely families have been doing up beach houses and really enjoying the wonderful life/work balance they get in Waikanae with the beach, golf club, and community interaction.

These motorways have been significant in that they have brought lots of young people. Yet there will be no school for the children and there is little in the way of entertainment and activities, except the beach and bicycles on foot paths.

CONCLUSION

Waikanae Beach has grown and developed into an amazing, special character, empathetic place. Visitor and residents love it and a wide range of ages enjoy the lifestyle, the bikes, the cycle ways, the walk ways, the golf, the tennis, the various clubs.

There is no room for more houses and we don't need houses that have 3 stories or 4 stories. We believe our hub is down by the beach with the restaurants and with our 4 Square Shop. For 200 years this area has grown. Please leave our housing plans to our own residents to manage.

In conclusion I seek the following decisions from the Kapiti Coast District Council.

That KCDC should:

Acknowledge the Special Character of Waikanae Beach and remember their acceptance of the Waikanae Futures Plan and the rulings from the Environment Court.

Acknowledge that most of Waikanae Beach housing has been built on a flood plain and is still subject to a significant amount of stormwater flooding, This is based on the fact that most of the region was, before building and filling a mix of swamps, rivers and lakes made Waikanae Beach unsuitable for intensification.

Acknowledge that Waikanae Beach residents are capable of making decisions about their own region and have been building our community for 200 years in a positive and productive way.

Acknowledge that Waikanae Beach has experienced a significant increase in its population as a result of the finishing of Transmission Gully and the Expressway and because of these families bought in 2020 and 2021 could buy houses more cheaply than in Wellington and Porirua and often as baches that can be easily upgraded and renovated for young families many with babies that will need schooling in 4 or 5 years time.

Acknowledge that Waikanae Beach children need access to Primary and Secondary schools. this being a far more important need than building more houses and the KCDC staff and councillors should lobby the Ministry of Education to achieve this essential goal before trying to find space for intensive housing and possibly more children.

Penelope Eames
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APPENDIX

HISTORY OF WAIKANAЕ BEACH TO SUPPORT THE FACTS THAT THIS DISTRICT OF WAIKANAЕ BEACH HAS SPENT OVER 200 YEARS **ESTABLISHED ITSELF AS AN SPECIAL CHARACTER ZONE WHICH DOESN'T NEED INTENSIFICATION OR GOVERNMENT INTERVENTION.**

The following paragraphs give the timelines and some important events that enabled Waikanae Beach to become such a rich and exciting community and special character culture.

Prior to the 1820's Muaūpoko iwi lived on rich marine fish and coastal shell food, wetland and forest resources of Waikanae with the sea, swamps and forest in the local Waikanae Beach area.

Then from 1822-24.- Te Rauparaha led Ngāti Toa iwi from Kāwhia to escape the danger of musket wars in the Waikato/King Country region. When Muaūpoko tried to assassinate him, he established Kāpiti Island as his fortress and took terrible revenge on the Muaūpoko Tribe,

In 1825-28- Te Rauparaha's allies migrated to the region. They set up trading between Waikanae and Australia. They bought and sold muskets to Māori in exchange for dressed flax. The flax trade in New Zealand was large and Waikanae Beach with its lakes and swamps was ideal for growing this valuable crop. Around the same time, shore whalers, mainly from Australia, set up stations along the coast and offshore islands, often intermarrying with Māori".

The New Zealand Company in 1839, lead by William Wakefield, landed at Paraparaumu Beach to deal in land for settlement. Shortly after, Rev. Octavius Hadfield set up a mission station at Kenakena Pā. It was significant as it was close to Waikanae River mouth. In Hadfield's writing he tells how the Kenakena Pā had become empty after the Earthquake in 1846, The church he had established was also damaged.

Hobson annexed New Zealand in 1840. Māori Chiefs of the three Kāpiti tribes signed the Treaty of Waitangi at the following locations: on board the ship Kāpiti Island (14 May 1840), Waikanae (16 May 1840), O, again on Kāpiti Island (19 June 1840).

Hadfield built Anglican churches at Waikanae (1843).

In the 1846-48- Disputes over land sales in Hutt Valley led to a brief war. Police were stationed at Waikanae under Major Durie and troops built a road over Paekākāriki Hill. Ferry inns to accommodate travellers were built at the mouths of the Waikanae and Ōtaki rivers.

Throughout Waikanae beach's history the Waikanae River has had a significant impact, particularly with canoes and small coastal vessels carrying goods and passengers from the estuaries of the Waikanae Rivers to the Railway line.

The Government in the 1880.s had bought significant amounts of Māori land along a proposed railway route, then handed it over to the Wellington & Manawatu Railway Company which built and operated the line.

When eventually Waikanae station became open for the "units" then desirability of Waikanae was seen by the amount of housing and the facilities provided throughout the District, including the Waikanae Beach area.

From the 1880's Wiremu Parata, started farming what is now Ngarara Subdivision and opened up land for sale as village and farmland.

Sawmillers and farmers cleared bush and villages were established between 1886-96, the first schools opened at, Waikanae.

On 6 January 1900 William Hugh Field was elected to the House of Representatives at a by-election in the Ōtaki electorate. Under this watch a road and a bridge were built over the Waikanae River. (1901). He also bought the land from Winemu Parata that is now The Character Zone for Waikanae Beach..

Railway excursions brought city holiday makers to the coast. Boarding houses and hotels flourished.

1913 the flu epidemic was particularly cruel to Waikanae and there were a large number of deaths, particularly of Maori families.

1931 the Napier Earthquake meant that refugee came to live and stayed in Waikanae Beach. People who owned baches lent out their homes and provided food and clothing for families who came to live in the area.

During World War II the area grew vegetables for the armed services and supplied the extensive US Marine camps at MacKay's Crossing. Waikanae Beach provided a safe place for many wives of soldiers with their children who moved to Waikanae Beach where they lived for the duration of the War usually rent free in houses owned by Wellington bach owners. This was also a time when the Playcentre Movement was established and was particularly important in creating an empathetic community in Waikanae.

By the 1960's economic and population growth were rapid. City commuters travelled daily by bus to Paekākāriki and by electric train unit to Wellington.

- New tourist facilities were established in the 1970 and these included: Steam Nga Manu Nature Reserve (1974); Southward's Car Museum (1979); Kāpiti Museum (Waikanae)

In the 1960' Waikanae Beach lakes were drained and new subdivision started to be developed. many particularly in the North Waikanae Beach with housing

alongside the Sea and subdivisions alongside Fieldway and including a large number of homes in Williams Street, Titoki Road and lots more.

Kāpiti Coast District Council was established, incorporating Waikanae and Ōtaki. A District Plan was drawn up to guide rural and urban growth.

In the 1980's and 1990's population growth was among the highest in New Zealand. Several retirement villages were built. Retirement homes are still being built with Sommerset and Arvida already being built with an expected large increase in older population in Waikanae Beach.

With the opening of the Expressway and then Transmission Gully Waikanae Beach has had a significantly large influx of families buying what had been Beach houses and then doing them up or replacing them with houses at a cheap cost than buying. These families have pushed the need for a new Waikanae Beach school into the crisis category.

References:

1. Dictionary of New Zealand Biographies
Parata, Wiremu Te Kākākura
Field, William Hughes
2. Kapiti District Council "Our District's History"
<https://www.kapiticoast.govt.nz/>
3. Chris and Joan Maclean: Waikanae published by Whiltcombe Press
4. Social and Cultural Plan – Ngarara Subdivision: Penny Eames

From: [Penny Eames](#)
To: [Mailbox - District Planning](#)
Subject: Submission on PC2 Plan
Date: Thursday, 15 September 2022 4:28:37 pm
Attachments: [Submission to KCDC.docx](#)

Attach is my submission. If there is an opportunity to speak to this submission please can you let me know

Sincerely Penelope Eames
(called Penny)