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Subject: FW: Karewarewa Urupa PC3  
Date: Wednesday, 18 December 2024 1:12:38 pm

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## **To Kapiti Coast District Council.**

### **Submission on Proposed Plan Change 3 to the Operative Kapiti Coast District Plan – Waahi Tapu - Wahanga Tahi, Wahanga Rua.**

**Name of submitter:** Laurence Bruce Petherick  
(Laurie). [REDACTED]

Note: Address for service: [rlpetherick@xtra.co.nz](mailto:rlpetherick@xtra.co.nz).

Please withhold my address from being publicly  
available.

**NOTE: This submission is also made on behalf  
of the following Waikanae Residents all of whom  
wish their addresses to be withheld from being  
publicly available.**

Rachel Salive, [REDACTED]  
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**This is a further submission on the following proposed policy:**

**New qualifying matter:** Proposed Plan Change 3, Karewarewa Urupa at Waikanae Beach.

No party named in this submission will gain an advantage in trade competition through this submission.

**The specific details that my further submission relates to are solely related to previous submissions made and as advised by Council on 4<sup>th</sup> December 2024.**

The Plan Change 3 proposes to recognise an area of Waikanae Beach, described as Karewarewa Urupa which is in the General Residential Zone, as a Wahanga Tahi and Wahanga Rua site in Schedule 9 of the District Plan.

**My submission is as follows commenting on original submissions received:**

**S1.1 & 1.2:** Victor Hewson:

We fully support the submission made.

**S2.1:** Richard Burkinshaw:

We fully support the submission made and make

note of the comment that there is no proof that the site was a battlefield or burial ground. I also note his suggestion that any bones found could be reinterred outside of the proposed subdivision area and a Memorial could be provided by the Waikanae Land Co recording what history is known.

**S3.1** Atiawa Ki Whakarongotai and **S4.1** Te Runanga O Toa Rangitira:

We totally oppose these two submissions as they do not relate to the present day with the Wahanga Rua developed area, and unkempt Wahanga Tahī area of proposed subdivision, being surrounded by modern residential development with absolutely no evidence of any further burials or Maori history being present or visible.

**S5.1** Laurence Petherick:

No change or comment made.

**S6.1** Waikanae Land Company:

We totally support the submission made.

**S 7.1** KCDC Parks & Open Space:

This submission appears to relate only to areas of the originally delineated Urupa that are now located on the Waimanu Lagoons Reserve land and as such we have no problem if this reserve land is referred to as former Urupa. Any further reinternments could be allowed on this area of land, and in fact any Memorial could also be erected on this land, the majority of which is located immediately to the northwest corner of the original 20 acre block covering about 7500 sq.m.

**S8.1** Che Ray:

We fully support the submission made.

**S9.1 – S9.7 Brett Osborne:**

We support this submission in regard to the Wahanga Rua developed area but totally oppose the recommended retention of the Wahanga Tahī area Urupa.

**S10.1 Nga Hapu O Otaki**

We totally oppose the submission made as amongst other things; we don't believe that the Urupa area is "of immense cultural & historical significance to Te Atiawa....." otherwise something would have happened many years ago following the sale of the land to the Waikanae Land Co.

**Our comments & recommendations:**

It has been stated in previous Court/Tribunal evidence that any suggestion of forced rezoning of the land, purchased in an open ,market transaction by the WLC around 1968, would be "ultra vires" and this would instantly halt any chance of a forced rezoning by KCDC!

It is sad that very few residents owning Wahanga Rua developed properties, together with the general Kapiti Public, have any concept or clear understanding of the proposed rezoning of the former Urupa land and the future development effects on the two areas of land. Even the KCDC were confused in the advice provided to me at the time of the original PC2 Planning notification, in regard to future potential development on the Wahanga Tahī rezoned Urupa area. The extensive Council Planning, Tribunal, & Court documentation makes it almost impossible for the general public to read, comprehend, or understand what the myriad of issues are with the long term affects of the change of zoning back to Urupa, and as a result few

public submissions have been presented!

The general public and ratepayers are also unaware of the significant costs to ratepayers of the Councils actions to date and in particular the costs of Councils abortive PC2 application including the Courts award of costs to the WLC! It is very difficult to understand why Council is in fact proceeding with the PC3 application knowing the further significant costs that are likely to result!

In regard to future Court action and appeals, I believe the WLC and all of the owners of developed Wahanga Rua properties, together with the general public, have the right to a compromise agreement being negotiated between them, the Council, and Te Atiawa ki Whakarongotai, preferably without Court action, at considerably lower costs than full Court action. This should result in good District planning and acceptable land use of the full original Urupa area.

In regard to the unlikely event that any further human remains are found in future subdivision development, these could be reinterred in the northern grassed corner of the adjacent Waimanu Lagoons reserve (former Urupa zoned area) with an appropriate monument provided by the developer to record the history of Maori involvement in the area and the Urupa, not that there are any **known** persons still understood to be buried in the **20-acre block!** Alternatively I understand that the WLC are prepared to set aside a residential section within the proposed Wahanag Tahī proposed subdivision which they would develop as the historical monument mentioned in the last paragraph, which could include a childrens playground.

The restrictive planning on the Wahanga Rua area and the draconian planning restrictions on the Wahanga Tahī area must be removed and the land rezoned normal residential

I wish to be heard in support of this submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

**Signature of submitter:**

Laurence Bruce Petherick.

Date: 18 December 2024

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