

From: [Rosemary and Laurie](#)
To: [Mailbox - District Planning](#)
Subject: Re: District Scheme Plan Change 2
Date: Thursday, 15 September 2022 4:08:27 pm

Submission on notified proposal for policy statement or plan, change or variation
Clause 6 of Schedule 1, Resource Management Act 1991

To Kapiti Coast District Council.

Name of submitter: Laurence Bruce Petherick (Laurie)

This is a submission on the following proposed policy:

New qualifying matter: Karawarewa Urupa at Waikanae Beach.

I could not gain an advantage in trade competition through this submission.

The specific provisions of the proposal that my submission relates to are:

Plan Change 2 proposes to recognise an area of Waikanae Beach, described as Karewarewa Urupa which is in the General Residential Zone, as a wahi tapu site in Schedule 9 of the District Plan.

My submission is:

I strongly oppose the rezoning of both the existing residentially developed area as well as the visually undeveloped area of the delineated Urupa.

As a residential property owner/occupier in Waikanae Beach for over 70 years, I have observed the area of land that the Urupa is supposed to occupy and have not witnessed any formal use as a burial ground or maintenance of the area as a burial ground during that time.

I have perused the extensive reports by O'Keeffe 2012, Archaeology Solutions 2018 and the lengthy submission of the 2020 interim Waitangi Tribunal report. There is obviously significant evidence of some former use of land in the general area (and the subject proposed Urupa area) for burial purposes, but apart from the two relocated tombstones & reinterred remains to outside of the area, only minor evidence of buried remains have been found. This is in spite of major roading and approx. 39 house sites having been developed and a significant area of remaining land having been developed with all road base formation and underground services for a further 37 residential sites. This entailed the excavation of many km of surface and underground trenching as well as site formation for the houses and proposed subdivision, as well as earthworks for the formation of the adjacent Waimanu Lagoons.

From tests carried out to date, it would appear that the extent of any buried remains is minimal and the undeveloped subdivision area is just an overgrown eyesore of undesirable weeds, a dumping ground for rubbish, and home to rats and stoats.

The designated area of land was sold to a private development company with full Horowhenua Council approval over 50 years ago and for a price acceptable to the former 70 odd Maori owners. Considerable development and holding costs have been incurred by the current owner/(s) and in my opinion the rezoning or redesignation of the block is draconian and a gross violation of human rights to all the developed property residential owners as well as the developer of the undeveloped area.

Absolutely no evidence has been produced that any Maori ownership has or would be prepared to maintain the area of proposed subdivision, with Council and local residents maintaining the portions that are within the developed fringe of the Waimanu Lagoons. Any maintenance would therefore fall on KCDC or adjacent property owners

As a Urupa, it is understood that the land would not be rateable. Using a simple analyses of 37 possible new sections being developed, at average rates of say \$4000 per year per section (based on current housing density, not the proposed high density basis), would produce a return of \$148,000 per year, not an unsubstantial rating contribution.

There is also strong demand for a new primary school in the Waikanae Beach area, and this particular undeveloped subdivison area would be ideally located for a new local school.

Considerable value is currently attached to the subject undeveloped land and as a recently retired registered public valuer, I ask who is going to buy the existing owner/developer out?

I seek the following decision from the local authority:

I formally advise that I wish the residentially developed portion of the described Karewarewa Urupa to remain as General Residential, and the undeveloped area to remain as either General Residential or Proposed School. (Any residentially zoned land will naturally be subject to the other draconian and undesirable MDRS zoning proposal which this submission does not address.)

The rezoning of the undeveloped land for school purposes should be seen as a great step forward and a win win by all Waikanae residents as well as interested Maori groups or organisations.

Any human remains found could be reinterred in a grassed corner of the adjacent Waimanu Lagoons reserve with an appropriate monument to record the history.

I wish to be heard in support of my 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: 15 October 2022

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