

Alfred Lison

From: Che Ray <ryc@paraparaumucollege.school.nz>
Sent: Friday, 1 November 2024 4:57 pm
To: Mailbox - District Planning
Subject: Plan Change 3

To Kapiti Coast District Council.

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

Name of submitter: Che Ray and Vanessa Blackmore. [REDACTED]. Note: Address for service: ryc@paraparaumucollege.school.nz. Please withhold my address from being publicly available.

This is a submission on the following proposed policy:

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

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

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

The Plan Change proposes to recognise an area of Waikanae Beach, described as Karewarewa Urupa which is in the General Residential Zone, as a Wahanga Tahī and Wahanga Rua site in Schedule 9 of the District Plan. Note, as the area of land referred to is not legally zoned Urupa, following its purchase and development as a residential subdivision in the late 1960's, I shall refer to it as the **"20-acre block"** of residentially zoned land.

My submission is as follows:

1) I strongly oppose the rezoning of both the existing residentially developed area (Wahanga Rua) as well as the visually undeveloped area (Wahanga Tahī) of the delineated **20-acre block**.

As a residential property owner/occupier in Waikanae Beach for over 70 years, I have observed the area of land that the 20-acre block is shown 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.

2) 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 20-acre block) for burial purposes, but apart from the two relocated tombstones & reinterred remains to outside of the area, only minor evidence of buried remains has been found. This is in spite of major roading and approximately 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.

3) From tests carried out to date, 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, stoats and Rabbits.

4) 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 totally acceptable to the former 73 odd Maori owners. Considerable development and holding costs have been incurred by the current owner/(s) and in my opinion the proposed rezoning or redesignation of the **20-acre block** by KCDC, 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.

5) 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.

6) If the **20-acre block** was to be rezoned as a Urupa, it is understood that the Wahanga Tahī area of land would not be rateable. Using a simple analysis of the 37 new sections partially developed, at average rates of say \$6000 per year per section (based on current housing density, not the proposed high-density basis), would produce a return of \$222,000 per year, not an unsubstantial rating contribution.

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

8) The undeveloped area of the **20-acre block** has had significant subdivision development carried out, with most underground services installed and only footpaths, kerb & channel and road surface construction required for completion. Considerable value is therefore currently attached to the subject partially developed land, and as a recently retired professional engineer and registered public valuer, I ask who is going to buy the existing owner/developer out? It is most unlikely that IWI or any other Maori organisation will be interested, and Kapiti residents will be aghast should Council even suggest that the local ratepayers fund the likely \$10-\$15 million value that the unsubdivided land is worth! Govt similarly is unlikely to show any interest in funding the purchase under their current austerity measures.

I seek the following decision from the Kapiti Coast District Council:

I formally advise that I wish the residentially developed portion of the described **20-acre block** to remain as General Residential and the unsubdivided area to also be General Residential in accordance with the original scheme plan of subdivision. Good town planning principles would support this decision.

Should the Ministry of Education be interested in the undeveloped land for school purposes, this 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, not that there are any **known** persons still understood to be buried in the **20-acre block**!

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:

Che Ray and Vanessa Blackmore

Date: 15 October 2022

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Nga mihi,
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