

Relationship of Whareroa Farm to Queen Elizabeth Park

Background and chronology

A few figures

The following figures may be helpful in considering the information provided:

- Current size of Queen Elizabeth Park = 639 ha (1595 acres)
- Current size of Whareroa Farm = 447 ha (1104 acres)
- 43 ha were set aside in the 1940s as reserves for roading and other purposes
- The total amount of land acquired by the Crown in the 1940s = 1129ha (2805 acres)

History of park development

In April 1941, the Hutt County Council had approached the Minister of Internal Affairs concerned that likely future housing subdivision in the Raumati-Paekakariki area would lessen public access to the coast. The Council proposed that a 200-metre coastal strip be retained in public ownership. Instead of limiting the response solely to acquiring this coastal strip, the Government began to consider other options. Central government took a broader view and opened up negotiations for the purchase of a reserve area of approximately 365 ha, extending from Paekakariki township north to the Whareroa stream.

Land acquisition during WWII

Soon after, in 1942, land was taken for temporary occupation under wartime regulations to accommodate U.S marines. Three camps were established. One at the MacKay's crossing entrance to the Park, named Camp Russell. Across the road, and outside of the Park's boundaries, Camp MacKay was set up on the area today occupied by Landcorp's Whareroa Farm. The third installation – Camp Paekakariki – was located around what is now the southern entrance to the Park. Land taken for Camp Russell included land from the MacKay family and Camp Paekakariki was located primarily on Maori land within the Wainui Block'.

Future use of the land

Soon after the departure of the Marines, the Government considered what it would do with the land it had temporarily acquired. In 1945, Cabinet directed that a committee be created to report on possible future utilisation of the land acquired for the Marines' camps. However the first committee did not come up with any specific recommendations. In June 1948, Cabinet directed that the development of the land be put on hold for several years. In the meantime, the land was to be farmed by the Department of Lands and Survey with a 450-acre (182 ha) dairy unit being established on a

sharemilking basis for city supply purposes whilst the remaining 1,200 acres (485 ha) would be run as a sheep and cattle farm².

The development of a park

No definite steps were taken towards the development of the Park until 1951 when Cabinet directed that a second committee of representative departments and local councils be formed to develop the 1,630 acres (659 ha) “for the purpose of recreation and for the health and welfare of the population ...”. The new committee reported in August 1952. Of the 1,627 acres (659 ha) in the Park, 700 acres was to be set aside for recreation, 125 acres for picnics and camping, 100 acres of roading, 412 acres as foreshore reserve and 290 acres remaining as farmland to continue the dairy operations³.

As plans for the park proceeded, steps were taken to formally acquire the necessary land. With the land that had been under temporary occupation for the Marine Camp, instead of compensation being paid for the occupation, negotiations to formally take the land and award full compensation occurred. In addition, other pieces of land, including the 20-acre Whareroa Maori reserve were taken under “better utilisation” clauses available in public works legislation. Other lands were negated for. At this time several blocks were held by members of the MacKay, Lynch, Smith, McKenzie and Budge families⁴.

The establishment of Queen Elizabeth Park Domain

In 1954 the Queen Elizabeth Park Domain was established and registered in the Gazette (No 54, p 1435) as follows

Pursuant to the Land Act 1948, the Minister of Lands sets aside the land described in the Schedule as a reserve for recreation and pursuant to the Reserves and Domains Act 1953 declares the reserve to be a public domain, to be known as the Queen Elizabeth Park Domain.

Schedule - Wellington Land District - Sections 2 and 3, Block II, Paekakariki Survey District: Total area 1,563 acres [625 ha], more or less (S.O. Plan 23214).

The lands included in the schedule include the land now referred to as Queen Elizabeth Park and do not include the lands now referred to as Whareroa farm.

In 1955 the Domain Board was established to manage the park. The Gazette notice establishing the Board includes a land schedule identical to that included in the gazette for the Domain in 1954.

² *Ibid*, Paekakariki–Raumati Recreation Area, Report of Special Planning Committee

³ *Ibid*

⁴ Draft Resource Statement – Queen Elizabeth Park 2004 unpubl.

Early funding for the Park

The Board and the Park were funded from levies on local authorities as well as profits from the Lands and Survey farms located within the Parks boundaries as well as neighbouring Whareroa farm. A 1992 draft management plan for the park states (p64) that:

The Department of Lands and Survey created Whareroa farm after World War II by amalgamating several properties which the crown had bought. The Whareroa sheep farm was established as an endowment for the Park in order to finance its development and management.

From 1953-1967 the Lands and Survey played a significant role in financing the park. A proportion of farm profits were injected into park management. In 1968 this was altered to a contribution from the Lands and Survey Reserve vote. Grants were fixed on a par with contributions from local authorities. With the formation of Landcorp, in 1987, Whareroa no longer contributes to Queen Elizabeth Park management. Landcorp contribution to the park comes from its lease of farmland in the park

1979 - Classification of Queen Elizabeth Park as a Recreation Reserve.

Following the introduction of the Reserves Act 1977, which replaced the previous Reserves and Domains Act 1953, Queen Elizabeth Park was gazetted as a recreation reserve in 1977. The land referred to in the schedule includes only that land now known as Queen Elizabeth Park and none of the land in Whareroa farm:

638.4372 hectares, more or less, being Sections 99 and 100, and part Sections 2 and 3, Block II, Paekakariki Survey District. All CT987/6, S.O. Plans 23214, 24783 and 24175.

A new title was issued for Queen Elizabeth Park, being CT 98716.

Officers have checked the original survey plan 23214 and the corresponding land titles, and they show that only the land currently within Queen Elizabeth Park was surveyed and reserved as Domain.

1982 - Management Plan

The Department of Lands and Survey drafted this plan for the Queen Elizabeth Park Board in September 1982. This plan has several elements that indicate that it refers only to Queen Elizabeth Park and not Whareroa farm.

- The Map on p 5 highlights the land within Queen Elizabeth Park only and not that within Whareroa farm.
- The plan states (p.7) that Queen Elizabeth Park consists of 638.4 ha of coastal land bordered on the east by SH1 and the main trunk line
- The park is classified as a recreation reserve under the Reserves Act 1977
- All the objectives and policies in the plan, and the “management concept” refer to the land reserved as a recreation reserve (i.e. not Whareroa farm)

- Section 4 – Resource & Background Information. This section includes background about the acquisition of land and contains the statement referred to by Mr Porter at p 35:

...a total of 1129 ha has been set aside for the park; 448 ha is in the Whareroa Farm Settlement which is operated by the Lands and Survey, and the remaining 43 ha was set aside for residential subdivision and for motorway purposes.

This statement does give the impression that the Whareroa farm was originally set aside for the Park. However, we believe that this is an over-simplification of the situation relating to the land acquisition and later decisions about land use. What we understand, in fact, is that land was acquired for various purposes around a similar time and that decisions as to its end use took some time, and when the land was reserved for a Domain the only land to be reserved was that in Queen Elizabeth Park. It is important to note that the statement was included in Part 2 of the plan, in the background section, rather than in the management plan itself.

State Owned Enterprises Act 1986

The 1980s restructuring of government resulted in changes for both Queen Elizabeth Park and the Whareroa farm. Both properties were farmed jointly by the former Department of Lands and Survey until the replacement of that department by the Department of Conservation and Landcorp, when Queen Elizabeth Park became the responsibility of the Department of Conservation and Whareroa Farm became the property of Landcorp.

1993 Management Plan

In August 1990 the Regional Council was appointed by the Minister of Conservation to control and manage Queen Elizabeth Park pursuant to the Reserves Act 1977. The Regional Council took over responsibility for the management plan drafting. At this time the Queen Elizabeth Park board was still in place and had major involvement in the drafting of the 1992 management plan.

The 1992 draft plan

On 10 March 1992 the Queen Elizabeth Park Advisory Committee formally:

- Ratified the record of the working meetings and resolved that the initial draft of the Management Plan be amended accordingly The only additional change recommended by the committee related to the formation of an ongoing advisory committee (92.154 refers).
- Recommended to the Operations Committee of the WRC that the amended plan be released for public comment.

The draft reiterates many of the features of the 1982 plan (as noted in bullets above), namely:

- It refers only to the area of land currently known as Queen Elizabeth Park
- Establishes 12 development areas, none of which refer to Whareroa farm
- This draft did not mention purchase of the Whareroa block

- Under the section “Establishment of Queen Elizabeth Park” (p 76) the draft resource statement contains the text referred to by Mr Porter in his paper, which essentially repeats the statement from the 1982 plan:

A total of 1129 hectares was set aside for the park, comprising the present park area (638 ha), the Whareroa Sheep Farm on the eastern side of State Highway 1 (448 ha) and 43 ha for residential subdivision and motorway purposes.

- The legal description remains the same:

Queen Elizabeth Park is entirely owned by the Crown. The land comprises 638.427 hectares, more or less, being Lot 1 D.P. 34143, Sections 99 and 100, and part Sections 2 and 3, Block II, Paekakariki Survey District. All CT987/6, S.O. Plans 23214, 24783 and 24175.

- The Resource Statement refers to Whareroa farm, somewhat confusingly, as follows (p. 64):

The Whareroa Farm takes its name from the Whareroa Pa of the Ngati Maru people. The Sheep and Beef Unit is located on the Eastern Side of State Highway 1, at Mackays Crossing. It covers an area of 1109 acres [i.e.448 ha equivalent to current Landcorp land]. The Dairy Unit is in the northwestern corner of Queen Elizabeth Park, and covers 300 acres. There is also cattle grazing around the Whareroa road area of Queen Elizabeth Park- Both are operated under the Land Corporation (Landcorp) of New Zealand. The dairy farm is leased by landcorp.

Submissions on the draft plan

43 submissions were received and a summary report was made on 2 October 1992. Submission 36 from Stephen Welch of Paekakariki asks the Council to look at expanding the park and **recommends the acquisition of Whareroa farm**, a back paddock of Wainui Farms Ltd, and NZ rail land at Paekakariki. He also notes that some urgency should be given to retaining public access, as subdivision was a possibility. He requests that “as a minimum, permanent access from Queen Elizabeth Park at Mackays crossing onto and over Whareroa Sheep Station should be legalised by way of registered walkways to the indigenous forest owned by **WRC**”.

The report on submissions notes that the opportunities pointed out in the submission warrant some provision in the plan. The report recommends that a new policy be included as follows:

Links to other area

Opportunities for connecting the park with Steam Incorporated and Wellington Regional Council’s indigenous forest areas will be investigated.

The Advisory Committee also heard oral submissions on 9 October at which Mr Welch reiterated his points.

Approval of management plan (and reference to purchase of Whareroa farm)

In 1993 the Queen Elizabeth Park Advisory Committee resolved that the draft management plan be amended according to its working groups recommendations, and recommended that the Operations Committee of WRC approve the amended plan as the operative plan for the park. The Operations Committee approved the plan in February 1993. Relevant changes to the plan included the following:

- Inclusion of an additional paragraph on the past administration of the park. This was made at the request of the Advisory Committee and related to the role of the Queen Elizabeth Park Board.
- Additions to Policy 1.6 Relationship with other regional parks and recreation areas:

Policy (2) - "The possibility of purchasing all or part of Whareroa farm, should the opportunity arise, will be investigated.

Explanation - "Purchase of all or part of Whareroa farm would place in public ownership a cross-section of the coastal landscape extending from the shoreline to the top of Mount Wainui, and would connect the recreational opportunities in the park with those in the Akatarawa block.

Interestingly, the final published version of the plan contains a greatly reduced section on the "Establishment of Queen Elizabeth Park". Much of the background contained in previous drafts was removed (including statements about Whareroa Farm being part of the park, and the statement requested by the Advisory Committee).

Investigations re Whareroa farm

Mr Welch followed up his submission with a formal proposal to the Council related to public use, and if necessary acquisition, of Whareroa farm (1 June 1993).

On 27 July Barry Chalmers replied to Mr Welch outlining progress on his proposal. In his letter, Mr Chalmers noted that the purchase of the farm was raised with Landcorp but they were not interested in selling. However the possibility of registering a walkway was agreeable to Landcorp. Council staff followed this up with a report to Council on 3 August recommending the registration of walkways be included for consideration in the 1994.95 Annual plan. The recommendation was approved.

That report notes that:

Whareroa farm was acquired by the Crown at the same time that the land now occupied by Queen Elizabeth Park was acquired. Both properties were farmed jointly by the former Department of Lands and Survey until the replacement of that department by the Department of Conservation and Landcorp, when Whareroa Farm became the property of Landcorp (93.338 refers).

A system of walkways was established on Whareroa Farm by the Department of Lands and Survey... the public have access along this walkway, courtesy of Landcorp

Landcorp agreed, in principle, to a walkway through the farm. However, the approximately \$40,000 required for the survey and registration of the walkway was not provided for in the Annual Plan. Consequently, the project lapsed and has never been completed.

Appendix 1 – Gazette Orders

1954 – Gazettal of Queen Elizabeth Park Domain

Gazette Order establishing the Queen Elizabeth Park Domain (No 54, p 1435),

Pursuant to the Land Act 1948, the Minister of Lands sets aside the land described in the Schedule as a reserve ~~for~~ recreation and pursuant to the Reserves and Domains Act 1953 declares the reserve to be a public domain, to be known as the Queen Elizabeth Park Domain.

Schedule - Wellington Land District - Sections 2 and 3, Block II, Paekakariki Survey District: Total area 1,563 acres [625 ha], more or less (S.O. Plan 23214).

Copy of Survey Map attached – the lands included in the schedule include the land now referred to as Queen Elizabeth Park and do not include the lands now referred to as Whareroa farm.

1955 – Appointment of Domain Board

Gazettal order establishing the Domain Board, refers to land schedule for Queen Elizabeth Park Domain as follows:

Wellington Land District – Queen Elizabeth Park Domain. Sections 2 and 3, Block II, Paekakariki Survey District: Total area 1,563 acres [625 ha], more or less (S.O. Plan 23214). 10th February 1955.

1979 – Classification of Queen Elizabeth Park as a Recreation Reserve.

638.4372 hectares, more or less, being Sections 99 and 100, and part Sections 2 and 3, Block 11, Paekakariki Survey District. All CT987/6, S.O. Plans 23214, 24783 and 24175.

Reply to: Rotorua

Wellington Regional Council
17 SEP 2003



15 September 2003

Wellington Regional Council
P O Box 11646
WELLINGTON

Attn: Murray Waititi

FILE REF	
PK 114 101 108	
Doc No 175568	
Referred to	Date
M Waititi	17/9/03

Dear Murray

WALKWAY - WHAREROA FARM

Landcorp Farming Limited is agreeable to the walkway proposal but there are several problems regarding the proposed route outlined on your plan.

- As part of the McKays Crossing deviation project, Landcorp Farming Limited will require to have several buildings relocated and the new sites will be on your proposed walkway route.
- Construction on the project is likely to start this financial year and the starting point at McKays Crossing will be the centre of a major construction site with all its associated hazards. It is also likely that in view of the risk of vandalism and theft, the contractors would require the area excluded from public access.

In my opinion, it would be expedient to defer any decision on a walkway route until the whole project is completed and a permanent route can be fixed.

Yours faithfully,

A C Todd
North Island Manager

LANDCORP FARMING LIMITED

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File No: PK/11/0 1/08
1 September 2003

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Dear Nick

Walkway through Whareroa Block

Thank you for our meeting of 12 March 2003, it was very useful.

One of the items discussed was the long term plans of Landcorp Farming Limited for the Whareroa Block and the desire of Wellington Regional Council to have set in place a walkway for the benefit of the public.

The walkway envisaged would enable public access from the north entry to Whareroa at State Highway 1 up to the south east boundary of the block, to interface with Campbells Road which passes along the boundary. Council would then develop the walkway along the road through to its own land holdings, with the walkway passing through the adjoining properties owned by Mr Van Cruchten.

Council acknowledges that it is not appropriate for the walkway to be defined at the present time as that may be restrictive to the imminent development of the land. Council understands, arising from the roading plans of Transit NZ, that Landcorp Farming Limited is likely to either subdivide, develop and sell the land or sell the land for development purposes.

As an interim measure, Council seeks the approval of Landcorp Farming Limited for the public to be able to pass through the land at CT 40A/774 for the purpose of a walkway. The route of the walkway is proposed to be as per the attached "Plan A."

At this point, the Council envisages that it will take responsibility for maintaining any signage, interpretation or track maintenance related to the walkway. The Council, however, has not taken a view on the desirability of having toilets or any other additional infrastructure associated with the walkway. The decision will depend on the outcome of the impending State Highway 1 realignment at MacKays Crossing. We would, however, like the opportunity to discuss this with you when the details of the realignment works are finalised.

On either development of the bock or when sale is pending, Council ask that Landcorp Farming Limited cater for the walkway, either on its current route or some altered route, by way of a registered right of way. At that time, Council **ask** that the right of way will be able to cater for walkers, cyclists and horse riders. The right of way would be granted on the same terms of Council responsibility.

It would be appreciated if you would confirm the approval of Landcorp Farming Limited to the proposals above for the grant of an interim walkway agreement and the longer term grant of a permanent right of way.

You may have further provisos that you wish to nominate and Council would appreciate being advised of those. It is not envisaged that the walkway would be in operation immediately as it will be necessary for Council to set a budget in place and to ensure that the necessary resources are available. This is therefore the commencement of the planning phase from the Council perspective.

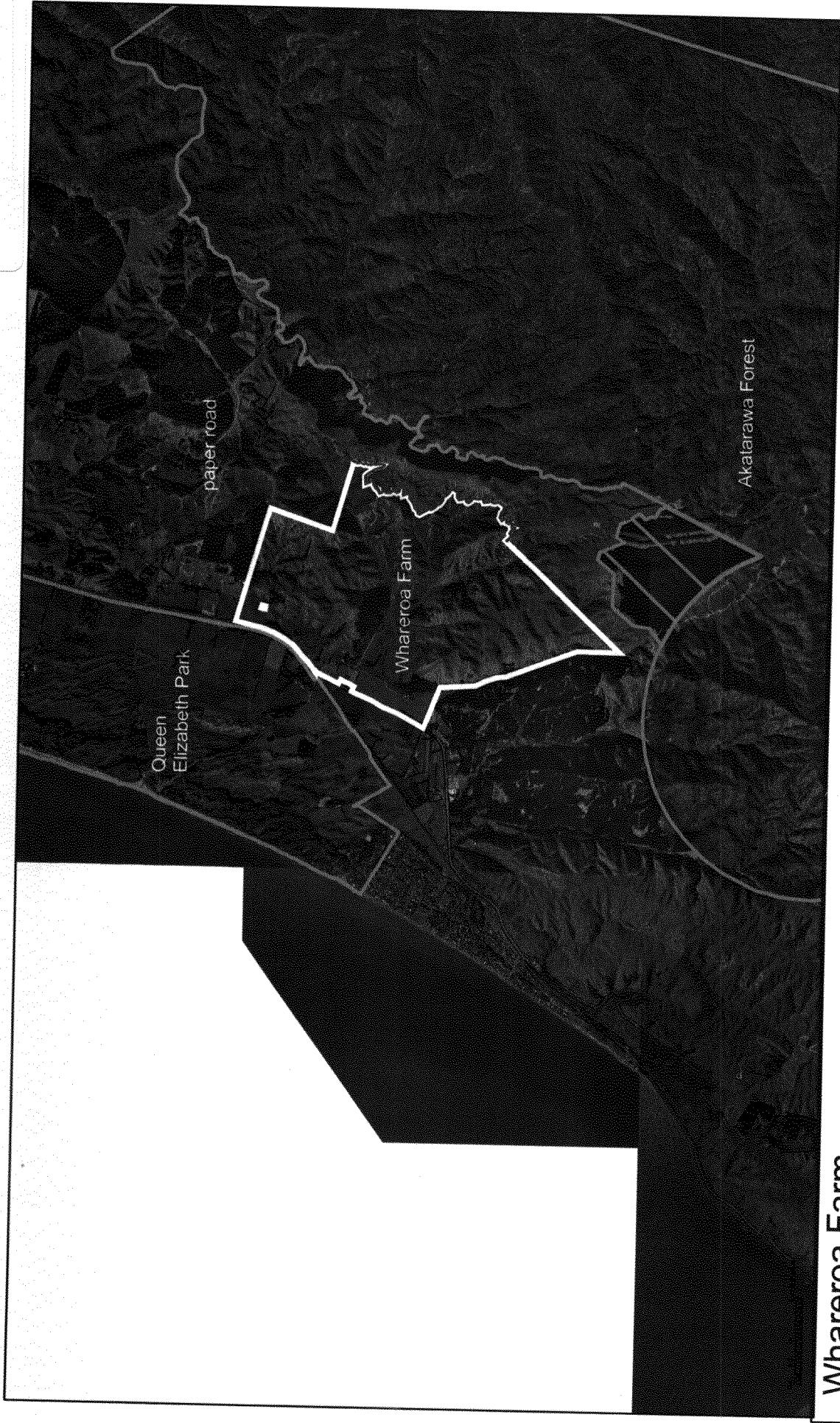
I look forward to receipt of your response.

Regards

Murray Waititi
Manager, Parks and Forests

Direct dial: 04 381 7728
murray.waititi@gw.govt.nz

Encl. Plan A



Whareroa Farm

Copyright : GWRC
Topographic and Cadastral data is copyright LINZ



MEMO

TO Murray Waititi, Fiona Shaw
FROM Tami Woods
DATE 13 January 2005

FOR YOUR INFORMATION

Whareroa Farm Values

Hi, as discussed I have looked at the values within the Whareroa Farm which would be recognised as significant through the policy framework in the Regional Policy Statement.

In general the site contains significant ecological, freshwater and landscape values which, should the site be subdivided, the Regional Policy Statement (RPS) seeks protection of. Each of these values and how they are recognised in the RPS is set out below.

Ecological sites

The site contains six ecological sites that have been identified by the Kapiti Coast District Council in the Plan's Heritage Register. Attached is a copy of the description to these sites and a map showing their location. All but one (K100) of the sites are regionally significant. Site K100 is of district significance. All of the regionally significant sites are protected under DoC Covenants. Sites K102, K103, K104 and K105 have also been classified by Greater Wellington as Key Native Ecosystems. This recognises that the features are exceptionally important in terms of ecological values and/or biodiversity.

If a subdivision occurs on the site Greater Wellington would look to see that any impacts from the proximity of the houses, buildings, earthworks and domestic garden planting are not likely to have an adverse effect in accordance with polices in the "Ecosystem" chapter of the RPS.

Freshwater Values – Whareroa Stream

The farm fully contains the southern catchment to the Whareroa Stream. The stream (within the site) is likely to contain the following freshwater habitat:

- Giant Kokopu
- Redfined Bully
- Longfin eel
- Shortfin Eel

It may also contain:

- Kaoro
- Freshwater Crayfish

- Banded Kokopu

Any impacts on the stream and its habitat will have resulting impact on the health of the stream as it flows through Queen Elizabeth Park.

The stream is not wide enough to acquire an esplanade reserve through the subdivision process.

If a subdivision occurs Greater Wellington would look to ensure that the proximity of any houses, buildings earthworks and the way they are designed ensure the adverse effects on the stream would be minor in accordance with polices in the “Freshwater” chapter of the RPS. In particular this would include avoiding any filling in (through earthworks) of the ephemeral gullies and appropriate stormwater management.

Landscape Values

The landscape within the farm site is not noted as being of outstanding value in the “Landscape and Heritage” or “Coastal Environment” Chapter of the Regional Policy Statement. However, the Kapiti Coast District Plan shows the sites as an outstanding landscape in their planning maps.

If it was determined that the site was within the “coastal environment”, the Regional Policy Statement seeks that consideration be given to the natural character, scenic, recreational, open space and amenity values of the site, the need to avoid sprawling and sporadic subdivision, the viability of alternative sites and the adequacy of infrastructural services.

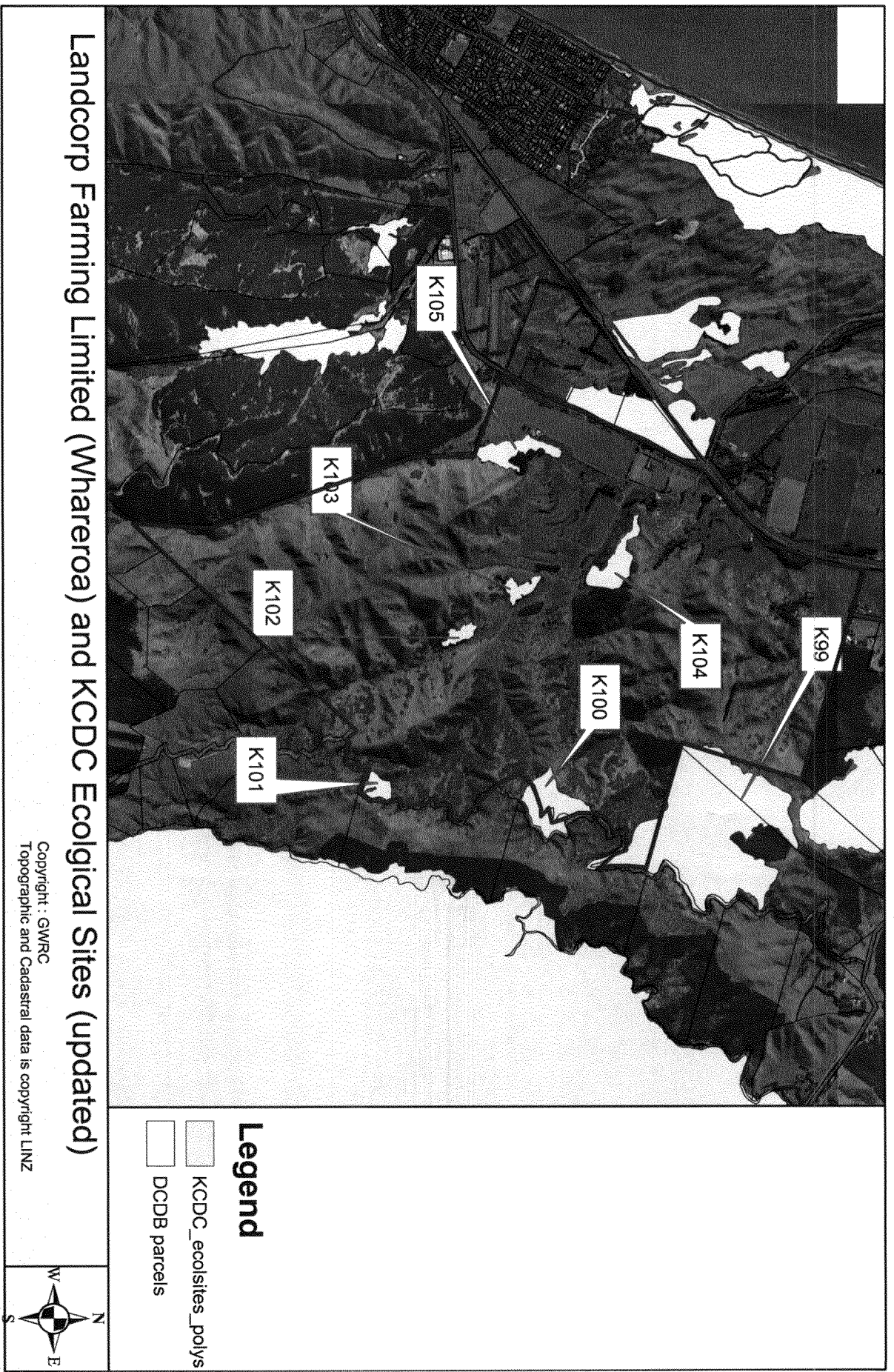
The site has a level of natural character, scenic, recreational, open space and amenity values recognised by the community. The development of this site would also be considered sporadic.

Additional Values

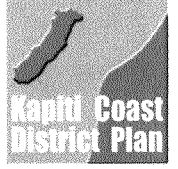
In addition to the above values, additional effects of regional interest in accordance with the Built Environment and Transportation Chapter of the Regional Policy Statement would include traffic effects, flood management and the urban form of the development.

Tami Woods

Policy Advisor - Statutory
Resource Policy

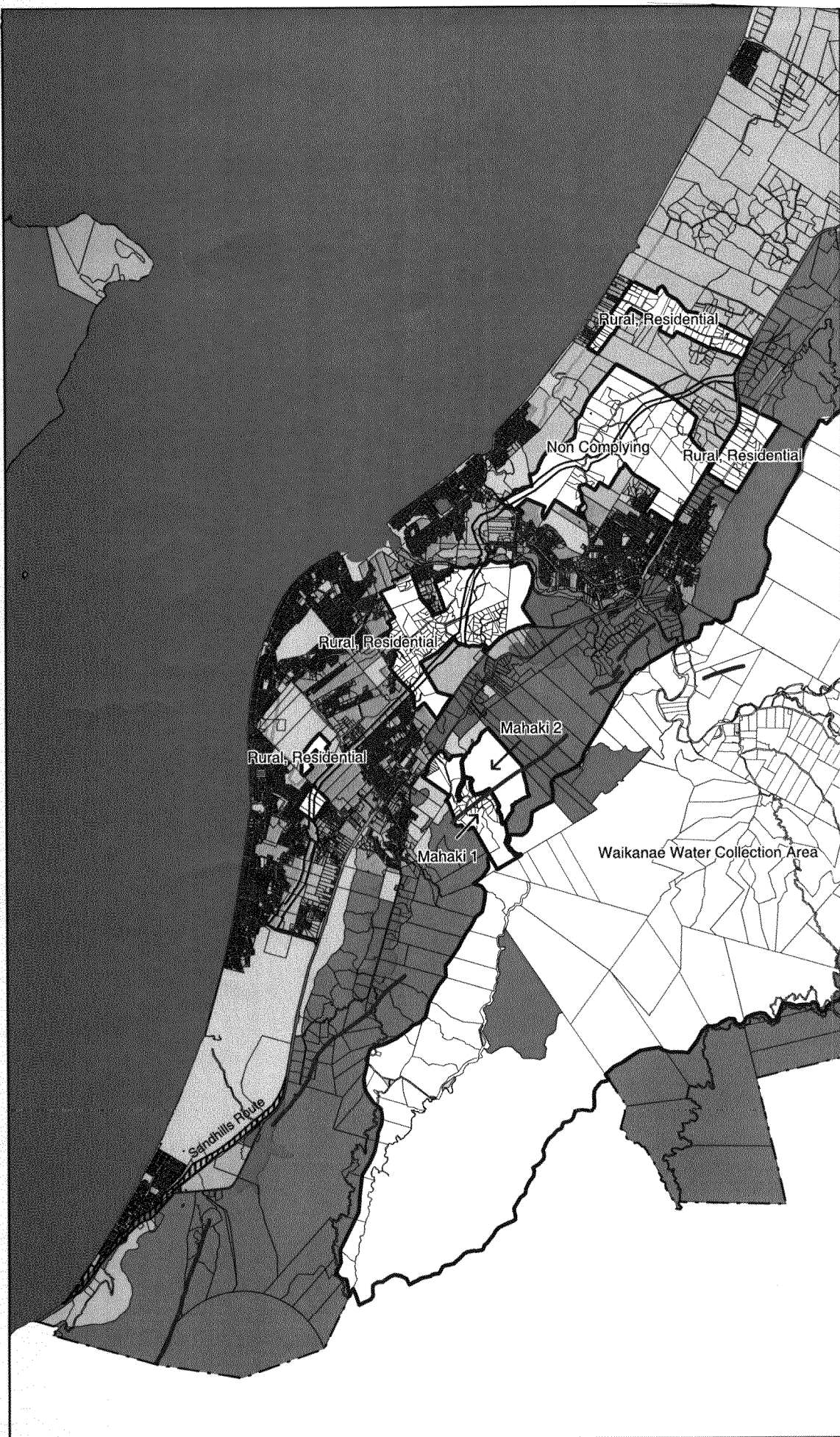
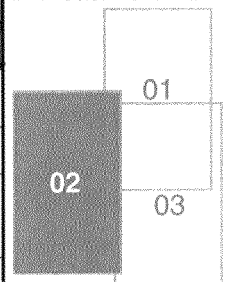


Landcorp Farming Limited (Whareroa) and KCDC Ecological Sites (updated)



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- Conservation
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- Gibbs Fault Trace
- Ohariu Fault Trace



Last Revision : P.C.no1 03/03/00

KAPITI COAST DISTRICT COUNCIL Planning Maps

Scale 0 1km 2km

Digital Copy