

Submission on publicly notified proposed district plan

Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

Via email to district.plan@huttcity.govt.nz.

1. This is a submission from Richard Hugh Marshall on the Proposed Lower Hutt District Plan 2025.
2. My email address for service is h.marshall.nz@Gmail.com
3. I could not gain an advantage in trade competition through this submission.
4. The specific provisions of the proposal that my submission relates to, my submission on those provisions, and the decisions I seek are shown in the below table. I also seek all further, alternative, necessary, or consequential relief as may be necessary to fully achieve the relief sought in this submission.
5. I wish to be heard in support of my submission.
6. If others make a similar submission, I will not consider presenting a joint case with them at the hearing.

Introduction

This submission is in relation to the Sites and Areas of Significance to Māori. I oppose the inclusion of privately owned properties in the Te Whiti Park Site. The Hapu received payment at the time of the acquisition of £47,000 as per the attached article. This was a significant sum at that time and equivalent to \$5,250,000 today. There appears to be some inconsistency in which private properties are include in the boundary that is proposed. A good example of this is that our property at 174 Whites Line East is included. But the neighbouring property at 172 Whites Line East is not included. 172 Whites Line East was originally part of Te Whiti Park and was the grounds man's house. This has only been changed to a private title in recent years. Therefore surely it was part of the original land purchased from the Hapu. Given the land was paid for all property that is held in private names should not be within the SASM boundaries. I have no issue with council and government owned land being included in the Sites and Areas of Significance to Māori.

Decisions Requested

#	Chapter	Provision	Position	Reasons	Relief sought
1	Sites and Areas of Significance to Māori	Schedule 6, Individual Sites, Te Whiti Park.	Oppose	<p>I oppose the inclusion of private property that is included in the Te Whiti Park Site.</p> <p>Resource Management Act Sections 6(e) and 7(a) do not apply as the private properties concerned are well away from any such areas referred to in these sections. Section (8) Does apply. See the attached Land Information NZ sheet - Private Land. The principal of private land not being available for settlements, should also apply to SASSM's.</p>	Remove Private Property from the Te Whiti Park Site boundary included in the map of the Proposed District Plan.

Treaty Settlements Landbank and the Māori Protection Mechanism

Toitū Te Whenua works closely with the Office for Māori Crown Relations Te Arawhiti on the Treaty Settlements Landbank and the Māori Protection Mechanism.

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How the Māori Protection Mechanism works

When a government department wants to sell land it no longer needs, it must first make sure it has met any legal and policy obligations the Crown has as the owner of the land.

Who does what?

Toitū Te Whenua

- Manages properties in the Treaty Settlement Landbank. Properties come into the landbank when a government department decides it no longer needs them and there is the possibility that they could be used as either cultural or commercial redress in a Treaty settlement. There are more than 900 properties in the landbank, including former prisons, hospitals and schools, as well as houses.
- Manages the property on behalf of the Crown. This property is part of a portfolio of properties held for Treaty settlement.
- Includes information about the landbank on its website on behalf of Te Arawhiti.
- Supports government departments that want to sell land they no longer need. This includes making sure the department has met any legal and policy obligations the Crown has as the owner of the land.
- Maintains and manages properties until the Treaty settlement is completed. In some situations this includes renting out properties and maintaining the property.

Te Arawhiti

- Manages the application process for adding surplus Crown-owned land to the landbank. This is called the Māori Protection Mechanism.
- If Minister's agree, the land will be purchased by the Treaty Settlements Landbank. The land can then be used as cultural or commercial redress in a settlement.
- The Crown as a whole has a responsibility to protect any wahi tapu, or other sites of significance to Māori, that are on surplus Crown-owned land. This is done separately to the Māori Protection Mechanism process.

Find more information on Te Arawhiti website (<https://www.tearawhiti.govt.nz/te-kahui-whakatau-treaty-settlements/>)

Advertising schedule

Te Arawhiti advertises surplus Crown-owned land to identify any Māori interests. Details of the properties are advertised in the *Sunday Star Times* and *Sunday News* newspapers on the following dates.

Advertisement Date	Closing Date for Crown agencies to submit a surplus property	Closing Date for Applications to be lodged with The Office for Māori Crown Relations – Te Arawhiti
Sunday 4 August 2024	Thursday 11 July 2024	Friday 6 September 2024
Sunday 6 October 2024	Thursday 5 September 2024	Friday 8 November 2024
Sunday 1 December 2024	Thursday 8 November 2024	Friday 13 January 2025
Sunday 2 February 2025	Thursday 10 January 2025	Friday 7 March 2025
Sunday 6 April 2025	Thursday 13 March 2024	Friday 9 May 2025
Sunday 1 June 2025	Thursday 8 May 2024	Friday 4 July 2025

Surplus Crown-owned Land - March 2025

Protection Mechanism and Sites of Significance

Applications for Landbanking and/or Sites of Significance for properties in this schedule close 28 March 2025.

OTSTM Surplus Schedule B246 March 2025 & Maps

PDF | 2.87 MB

(<https://www.linz.govt.nz/sites/default/files/2025-03/OTSTM%20Surplus%20Schedule%20B246%20March%202025%20%26%20Maps.pdf>)

How to apply to landbank a property

Any Māori group or individual who has a registered claim with the Waitangi Tribunal in the same area as the advertised land can apply to have it protected for use in a future Treaty settlement.

If the Crown agrees to keep the land it will be purchased by the Treaty Settlements Landbank. The land can then be used as cultural or commercial redress in a settlement.

Protection of Māori interests in surplus Crown-owned land: information for applicants (<https://linz.govt.nz/resources/guide/protection-maori-interests-surplus-crown-owned-land-information-applicants>)

This booklet tells you about the Protection Mechanism, and how you may apply to have properties protected under it.

Application form: Landbanking of Crown-owned land

PDF | 39.89 KB

(https://www.linz.govt.nz/sites/default/files/cust/cp_landbank-application_form.pdf)

Read more about how landbanking fits into the disposal process (<https://linz.govt.nz/guidance/crown-property/crown-property-disposals>)

Sites of significance to Māori

The Crown also has a responsibility to protect any wahi tapu, or other sites of significance to Māori, that are on surplus Crown-owned land. This is done separately to the Māori Protection Mechanism process.

Applications to have significant sites on surplus Crown-owned land recognised are made through Te Arawhiti.

Application form: protection of a Significant Site

PDF | 36.87 KB

(https://www.linz.govt.nz/sites/default/files/cp_sites-significance-application_form.pdf)

Using a landbank property in settlements

Landbank properties can be used as either cultural or commercial redress in a Treaty settlement. Properties are not put aside for any particular claimant group, even if that group applied to add them to the landbank.

Claimants don't have to accept landbank property as part of their settlement.

Private land

Land that is privately owned is generally not available for use in Treaty settlements, but claimants can make their own arrangements with the owners if both parties agree. The Crown does not get involved in matters related to private land.

Who to contact

- For information about the Māori Protection Mechanism call Te Arawhiti on 04 494 9800 and ask for the Settlement Advisor – Protection Mechanism, or use [Te Arawhiti's online form \(https://www.tearawhiti.govt.nz/contact-us/\)](https://www.tearawhiti.govt.nz/contact-us/)
- For information about a Landbank property in your area of interest email Treaty@linz.govt.nz
- For inquiries about leasing or renting a landbank property, call Colliers International NZ on 04 473 7910 and ask for the Treaty Settlement Property Management Team.

Related files

OTS vendor disclosure form (for agencies)

DOCX | 23.51 KB

(https://www.linz.govt.nz/sites/default/files/cp_vendor-disclosure-agencies_form.docx)

Protection of Māori interests in surplus Crown-owned land: information for Crown agencies

PDF | 1.98 MB

(https://www.linz.govt.nz/sites/default/files/cust/cp_protection-mechanism-information-for-crown-agencies.pdf)

Checklist for properties to be advertised in the Protection Mechanism and Sites of Significance process

PDF | 99.7 KB

(https://www.linz.govt.nz/sites/default/files/cust/cp_vendor-disclosure-agencies_checklist.pdf)

Last updated 7 Mar 2025





WIKIPEDIA
The Free Encyclopedia

Te Whiti Park

Te Whiti Park is a cricket ground in Lower Hutt, Wellington, New Zealand.

History

The park is named after the Māori spiritual leader Te Whiti o Rongomai, whose family lived in the area.^[1] The land in the areas belonged to Te Āti Awa who used the park to graze animals. In 1943 the Government took control of the land and it was used as a military vehicle park in World War II. Te Āti Awa accepted a £47,000 compensation payment for the land seizure, though much of it went to the Lower Hutt City Council for outstanding rates bills. After the war it was then leased to the council and used as a sports field until 1979 when it transferred to council ownership from the Crown.^[2]

The first recorded cricket match held on the ground came in 1967 for domestic women's first-class cricket.^[3] In 1978 the park hosted a one-day World Series Cricket match during the tour of New Zealand between the World XI and Australia. Australia won the game by 7 runs.^[4]

A riser overlooking the park was constructed by the council and opened in 2015.^[5]

References

- McGill, David (1991). *Lower Hutt – The First Garden City*. Petone, New Zealand: Lower Hutt City Council. p. 199. ISBN 1-86956-003-5.
- Keogh, Brittany (6 February 2021). "Crown took Te Āti Awa land for housing, now mana whenua can't afford to live there" (https://www.stuff.co.nz/pou-tiaki/our-truth/123998588/our-truth-t-mtou-pono-crown-took-te-ti-awa-land-for-housing-now-mana-whenua-cant-afford-to-live-there). *Stuff*. Retrieved 1 January 2024.
- "Women's First-Class Matches Played on Te Whiti Park, Lower Hutt" (https://cricketarchive.com/Archive/Grounds/21/2381_wf.html). *CricketArchive*. Retrieved 1 January 2024.
- "7th Match, Lower Hutt, November 16, 1978" (https://www.espncricinfo.com/series/wsc-world-xi-tour-of-new-zealand-1978-79-322659/wsc-world-xi-vs-wsc-australia-7th-match-322670/full-scorecard). *ESPNcricinfo*. Retrieved 1 January 2024.
- Boyack, Nicholas (21 December 2016). "The Te Whiti Riser will help walk off that Christmas

Te Whiti Park



The ground in 2024

Ground information

Location	<u>Lower Hutt</u> , New Zealand
Establishment	1967 (first recorded match)
Team information	
<u>Wellington Women</u>	(1967–1984)

As of 1 January 2024

Source: Ground profile (https://cricketarchive.com/Archive/Grounds/21/2381.html)

PDP/401

pudding" (<https://www.stuff.co.nz/dominion-post/capital-life/87256217/the-te-whiti-riser-will-help-walk-off-that-christmas-pudding>). *Stuff*. Retrieved 1 January 2024.

External links

- Media related to Te Whiti Park at Wikimedia Commons
 - Te Whiti Park (<https://www.espncricinfo.com/cricket-grounds/te-whiti-park-lower-hutt-322655>) at ESPNcricinfo
 - Te Whiti Park (<https://cricketarchive.com/Archive/Grounds/21/2381.html>) at CricketArchive
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Retrieved from "https://en.wikipedia.org/w/index.php?title=Te_Whiti_Park&oldid=1279203036"