TE RŪNANGA O
**TOA RANGATIRA**

**Ā UPANE KA UPANE WHITI TE RA**

# Proposed Lower Hutt District Plan Benmore Crescent Zoning Opening Statement

Hearing Stream Eight

27 October 2026

Hutt City Council

1. Tēnā Koutou (Short mihi)
2. Thank you for the opportunity to speak to our submission on the proposed Lower Hutt District Plan as it relates to the zoning of 30 Benmore Crescent.
3. I appear on behalf of Te Rūnanga o Toa Rangatira which is the mandated iwi authority for Ngāti Toa Rangatira.
4. Mai i Miria te Kakara ki Whitireia, whakawhiti Te Moana o Raukawa, ki Wairau, otira ki Whakatū.
5. Our rohe of Ngāti Toa Rangatira extends from the Whangaehu River south along the ranges to Turakirae. It then crosses Raukawa Moana (Cook Strait) to Marlborough and Nelson.
6. Ngāti Toa Rangatira has a long and enduring relationship with Te Awa Kairangi, which is recognised through statutory acknowledgement under the Ngāti Toa Rangatira Claims Settlement Act 2014. This responsibility is shared with Taranaki Whānui ki Te Upoko o Te Ika, who also exercise ahi kā within the district and we acknowledge them.
7. The site at 30 Benmore Crescent is owned by Te Rūnanga o Toa Rangatira. The land was acquired through the Right of First Refusal provisions established under

the Ngāti Toa Rangatira Claims Settlement Act 2014 and forms part of the commercial settlement redress intended to support the economic, cultural and social aspirations of Ngāti Toa Rangatira.

8. Ownership of this whenua is not simply a commercial matter. It represents an opportunity to exercise rangatiratanga, reconnect with land returned through settlement redress and create enduring benefits for current and future generations.

9. As Mana Whenua, our role is not only to support appropriate development but to ensure development occurs in a manner that upholds our responsibilities as Kaitiaki and protects the mauri of Te Awa Kairangi and Dry Creek.

10. We acknowledge that any future development must appropriately manage environmental effects. Protection and enhancement of freshwater values, stormwater management, and maintaining the health of surrounding environments remain important considerations for Te Rūnanga o Toa Rangatira.

11. Te Rūnanga seeks the rezoning of the site to General Industrial Zone and supports the recommendations of the Section 42A Report.

12. We consider that the current General Rural Zone does not appropriately provide for the future use of this site. In contrast, the proposed General Industrial Zone would enable the strategic location of the land, the aspirations of Ngāti Toa Rangatira as landowner and the opportunity for coordinated development that contributes to both iwi and regional wellbeing.

13. Ultimately, our submission is about enabling the future use of whenua returned through settlement in a way that recognises both its history and its contribution to future generations.

14. A General Industrial Zone will help to strengthen the economic base of Ngāti Toa Rangatira, support iwi and local employment opportunities and create an enduring asset for our people, while maintaining our commitment to kaitiakitanga and environmental stewardship.

15. We therefore respectfully ask the Panel to adopt the Section 42A recommendation and rezone 30 Benmore Crescent to General Industrial Zone.

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We ask that weight be given to the unique circumstances of this site, including its status as settlement land owned by Te Rūnanga o Toa Rangatira.

16. Nō reira, tēnā koutou, tēnā koutou, tēnā koutou.