

BEFORE THE NEW PLYMOUTH DISTRICT COUNCIL APPOINTED COMMISSIONER MARK ST. CLAIR

IN THE MATTER OF The Resource Management Act 1991 (**RMA**)

AND An application under section 88 of the RMA by Robe and
Roche Investments Limited to the New Plymouth District Council for a
subdivision to create 113 residential lots and additional road and recreation
reserves

STATEMENT OF EVIDENCE OF RICHARD BUTTIMORE
ON BEHALF OF PARININIHI KI WAITOTARA INCORPORATION

DATED 4 APRIL 2025



PO Box 241
Ngāmotu
Taranaki

A INTRODUCTION AND STATEMENT OF EXPERIENCE

1. Ko Taranaki, Ko Pouākai, Ko Kaitake, Koia te puna I heke mai ai te tangata. Koia ko ō mātou nei okiokinga, ko mātou nei tō rātou okiokitanga.
2. My name is Richard Brian Buttimore and I am Te Rau Whakahono Pito/ General Manager of Property for Parininihi Ki Waitōtara. I have held this position for the last 4 years.
3. I hold a Bachelor of Business Studies, majoring in Property Valuation and Management and Economics, as well as a Post Graduate Diploma in Finance from Massey University, Palmerston North.
4. I have 15 years' experience in a variety of property management and development roles working throughout New Zealand and Brisbane, Australia.

B PURPOSE AND SCOPE OF THIS EVIDENCE

5. The purpose of this evidence is to address:
 - a. Brief history of Parininihi Ki Waitōtara.
 - b. Parininihi ki Waitōtara Whenua – Pohutukawa Place
 - c. Parininihi ki Waitōtara Future Development.

C HISTORY OF PARININIHI KI WAITŌTARA

6. The 20,000ha of whenua tūpuna administered by Parininihi ki Waitōtara is defined by the confiscation line running from Parininihi (White Cliffs) in the north to Waitōtara in the south, a result of the Crown's wrongful confiscation of Taranaki Māori land in 1865 as the result of settler demand for land in Taranaki.
7. Following resistance to Government aggression resulting in armed conflict from 1860-1863 Taranaki Māori were deemed to be in rebellion against her Majesty's authority. Everything to the west of this line (500,000+ha) was confiscated under the Suppression of the Rebellion Act and the New Zealand Settlements Act in 1863.
8. After years of petitioning by Taranaki Māori, 81,500ha of confiscated land was finally returned in name only under the West Coast Settlement Reserves Act 1881. This Act provided for the lands to be surveyed, divided, and leased with the intention of promoting settlement opportunities for settlers. This underlying whenua was awarded to 5,289 individual people. While legal ownership of the 81,500ha was returned to Taranaki Māori, the right to occupy and utilise the whenua was not.

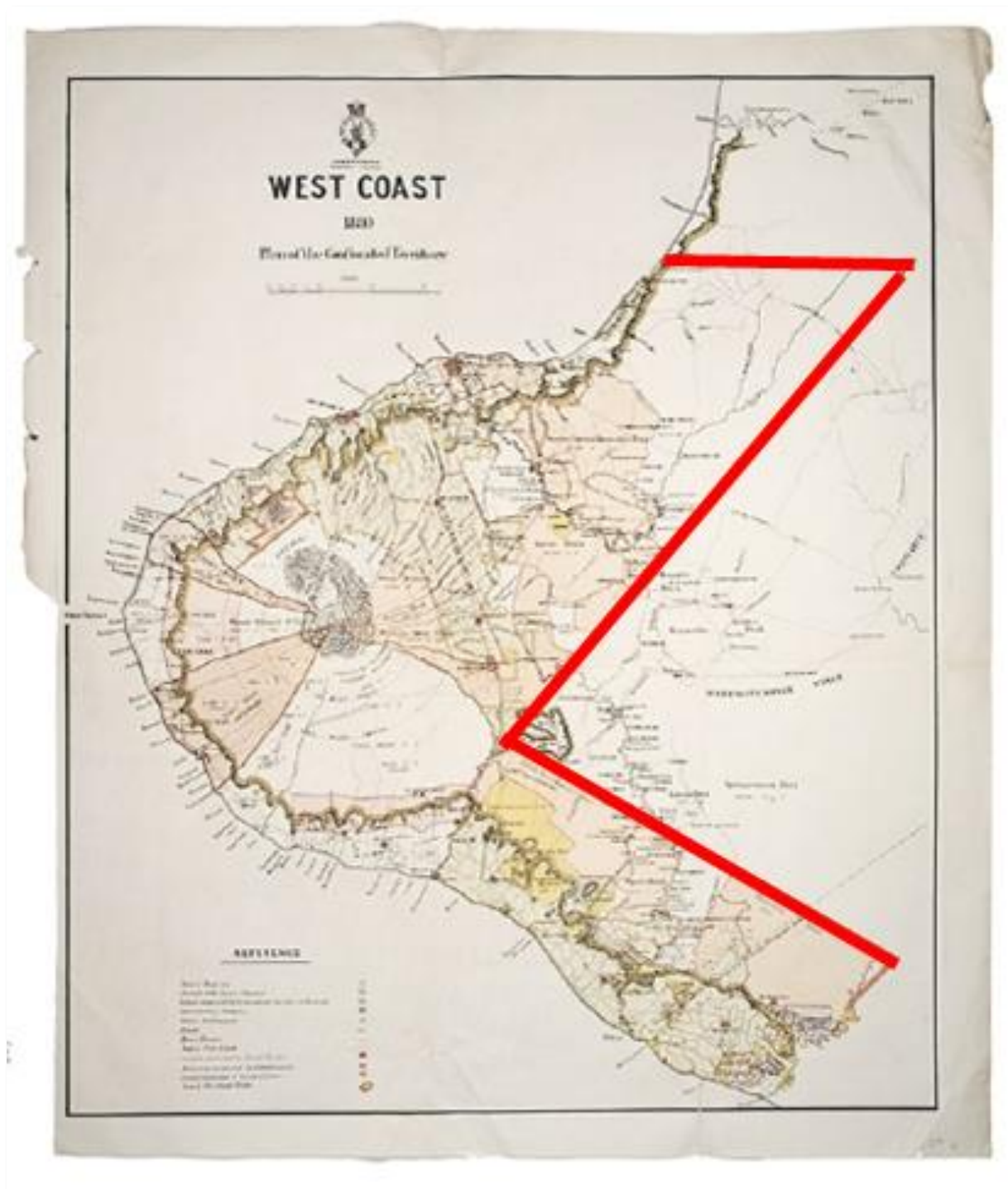


Figure 1: 1863 Confiscation Line

9. In 1963 the Titles of all the West Coast Settlements Reserves were amalgamated by the Crown into what became known as the Parininihi ki Waitōtara mega reserve. The 1963 amalgamation order declared all reserves to be held in common ownership with one equitable title by all owners. Shares were produced and apportioned relative to the amount of land owned by the individual prior to amalgamation, severing on paper traditional whakapapa links held to individual land parcels.

10. Parininihi Ki Waitōtara Incorporation was established in 1976 following the extensive lobbying from an Owners Action Group to prevent the further alienation of Māori whenua and take over control from the Māori Trustee. By this time only 20,000ha of whenua tūpuna remained.

D PARININIHI KI WAITŌTARA WHENUA – POHUTUKAWA PLACE

11. Parininihi ki Waitōtara is a Taranaki Māori Incorporation, our Te Rau Titikura (Shareholders) are the descendants of the whenua returned to Taranaki Māori as a result of the wrongful confiscation by the Crown under the West Coast Settlement Reserves Act in 1881.
12. Parininihi ki Waitōtara currently administers a 20ha parcel of residentially zoned whenua directly to the west of the subject property at 106 Pohutukawa Place.
13. The whenua consists of two tiltes. The underlying Maori Freehold Title, governed by the Te Ture Whenua Māori Act 1991, and the Leasehold Title pursuant to the Maori Reserved Lands Amendment Act 1997.
14. The involvement of Parininihi ki Waitōtara in this application is through the wider mahi being lead by the New Plymouth District Council around the future growth of the area and opportunies and constriants identiifed to help manage and direct future development.
15. The Parininihi ki Waitōtara whenua at 106 Pohutukawa Place is currently zoned residential. Deveppment of this whenua should not be viewed in competiton to the Applicant, but complementary with an opportuniy to complete a cohesive intergrated development for the long term benefit of the community.
16. Parininihi ki Waitōtara has an acitve Whenua Policy shaped by the origions of the Incorporation and Raupatu. This Whenua Policy prohibits any sale of Maori Freehold Whenua, and therefore Parininihi ki Waitōtara is approaching development on this whenua on a leasehold basis and not through open market General Title sales.
17. As a Māori land-based organisation, Parininihi ki Waitōtara is deeply aligned with the environmental values upheld by our hapū, iwi and Te Rau Titikura. We hold the view that this shared values system of manaakitanga, whanaungatanga, whakapono and kaitiakitanga which are woven into our Kaitiakitanga Strategy and Te Ara Putunga (outcomes) Framework, directing and enabling Parininihi ki Waitōtara to enhance the mana of the whenua and the mana of the people who are the custodians of the land, ensuring it flourishes for generations to come.

E PARININIHI KI WAITŌTARA FUTURE DEVELOPMENT

18. Parininihi Ki Waitōtara supports a considered, integrated approach to development within this culturally rich area. The Incorporation has been actively working with Puketapu on a recently completed Spatial Master Plan for the whenua at 106 Pohutukawa Place focusing a cohesive integrated community development, prioritising ecological outcomes, identity, presence and connection.

19. By virtue of the approach and constraints on Parininihi ki Waitōtara outlined above at paragraph 16, I do not consider the potential development of 106 Pohutukawa Place would be in direct competition with the proposed subdivision at 56 Pohutukawa Place.
20. As set out in our submission connectivity is a key area of interest for Parininihi ki Waitōtara through this application process. To this end Parininihi ki Waitōtara supports a measured and coordinated approach to open space and reserve management, as well as road and infrastructure development.
21. I consider that the Parklands Extension alignment and timing is of specific interest and a key step to realising the indicative roading connection between the Parklands Ave extension and Sampson Avenue necessary to enable the proposed subdivision to achieve infrastructure that connects with the wider infrastructure network in an integrated, efficient and coordinated manner.
22. I acknowledge the evidence of Mr Chris Miller that state's Road 7 will be developed to collector road standards, and that this provides for connectivity. I invite discussions with the applicant regarding the intended timing of this, and how our organisations can best work together to realise residential development in this area.

F RECOMMENDATIONS

23. To address the issues that I have raised, this evidence recommends:
 - a. A considered and holistic approach to development, with a key focus on connection and open space and reserve planning.
 - b. Seek the inclusion of an appropriate consent condition to provide certainty for the future development of the Parklands Avenue extension through to the western boundary of the Applicants site be prioritised and completed in a timely manner.
 - c. A Consent Condition be inserted to address the future Parklands Avenue extension to Sampson Avenue that achieves the following:

Road 1 and Road 7 shall be constructed simultaneously during the development of Stage 8, the later to the western boundary of the development.



Figure 2: Proposed Subdivision Scheme Pan 05/02/25

RICHARD BUTTIMORE
4 April 2025