

Further Submission on Variation 3 to the Proposed Waikato District Plan, pursuant to Schedule 1, Clause 8, of the Resource Management Act 1991

To: Waikato District Council

via email: [districtplan@waidc.govt.nz](mailto:districtplan@waidc.govt.nz)

Submitter: Queen's Redoubt Trust  
(Contact details and address for service below)

This is a further submission on Variation 3 to the Waikato District Council (WDC) Proposed District Plan (PDP), operative in part.

1. The Queen's Redoubt Trust, in as far as Variation3 (and the relevant primary submission) relates to the Queen's Redoubt site, has an interest greater than the interest of the general public. The Queen's Redoubt Trust represents a relevant aspect of the public interest via its objectives.
2. The Queen's Redoubt Trust has the following main objectives: a) to preserve and maintain for the benefit of the public the site of the Queen's Redoubt, Pokeno; b) to make the Queen's Redoubt accessible to the public by development of the historic site as a major educational and visitor destination; c) to promote knowledge and understanding of the 19<sup>th</sup> century New Zealand Wars between Māori and Europeans, and their consequences.
3. The details of the further submission are set out below.
4. The submitter wishes to be heard in support of this submission.
5. The submitter would consider presenting a joint case with another submitter should that submitter have made a similar and relevant submission.

Dated 19 December 2022

Queen's Redoubt Trust

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## The further submissions of Queen's Redoubt Trust

- Relevant provisions: Proposed Zoning detail and maps – Pokeno
- Name of original submitter: Kainga Ora.
- Original submission numbers (first number taken from table within the original submission; number in brackets from WDC summary of submissions – note that the two numbers do not necessarily align.

A. Submission 106:8 (106:12) seeks that 24 Great South Rd be zoned commercial, as opposed to the (PDP) MDRZ.

Position: Oppose in part

Reasons for opposition: Kainga Ora seeks an amendment to the zoning of 24 Great South Rd Pokeno from MDRZ to commercial zone. While we agree, in part, with the submitter that zoning fragmentation may compromise planning opportunities, the nature of activities occurring on this site needs to be considered in its historical context and its relationship to the Queen's Redoubt. The site known as 24 Great South Rd, while in individual ownership and not owned by the Queen's Redoubt Trust, nonetheless forms part of the Queens Redoubt site, as it was originally constituted. Further, the building (dwelling) on this site (being Lot 1 DP37059) is a scheduled item (A.41), and, by virtue of its clear proximity and relationship to an archaeological site of national importance, is subject to the requirements under the Heritage New Zealand Pouhere Taonga Act 2014.

Further, it is apparent that there was a distinct proposed change to the zoning of the Queen's Redoubt site, as it was notified in 2018 under the Proposed District Plan.

The notified version of the PDP indicated that 22 Great South Rd was proposed to be zoned business, while 24 Great South Rd together with the properties on the southeast side of Selby St were proposed to remain residential zone (MRZ). The appeals version of the PDP shows 22 Great South Rd as zoned commercial.

Thus, it is perhaps somewhat understandable that Kainga Ora should submit that the zoning of 24 Great South Rd should align with 22 Great South Rd and other properties to the southeast. However, what appears to be missing, from any (available) analysis that might have been undertaken, is the operative (Franklin Section) provisions, as imported into the WDC DP after the 2010 (Auckland) local government reorganisation. These provisions clearly show the "Queen's Redoubt Heritage Zone" as it was applied following Plan Change 24 to the Franklin District Plan. The Report and Recommendations of the Independent Hearing Commissioners to Franklin District Council (Plan Change 24 -subsequently adopted) outlines, in some detail, at section 20, the evidence presented, the committee's evaluations and the results.

Further confusion arises (as was also identified through Plan Change 24 to the Franklin District Plan) as to the extent of the Queen's Redoubt – both the extent of the original site, and the extent of land in the ownership of the Queen's Redoubt Trust. The latter is defined in the Report and Recommendations for plan Change 24 as: Pt Lot 14 DP 13817 and Lots 12-18 DP 21310.

The full extent of the Queen's Redoubt, in evidence presented to the Commissioners in Plan Change 24, was shown as extending into part of 26 Great South Rd, and part of 6, 8, 10 and 12 Selby St, being Lots 3-7 DP 21310.

It is indeed confusing that the map legend in the WDC (operative) DP (Franklin section) shows the "special zones" in a very similar colour to the Industrial 2 Zone. What, if any, consultation was undertaken by WDC prior to notification in 2018 of the PDP is unclear. It would have been reasonable to expect that the Queen's Redoubt Trust, and possibly Heritage New Zealand would have been advised and their guidance sought. As it stands, this plan development rezoning appears to have been a significant oversight.

Relief sought: Decline the original submission of Kainga Ora. Re-evaluate the zoning of 24 Great South Rd, to the most appropriate zoning given its historic heritage status, and in light of the Queen's Redoubt site (including its full extent).

- B. Submission 106:4 (106:1) seeks changes to the extent of the application of a MDRZ. It also requests that there be only one MDRZ (rather than two as proposed under Variation 3). The Queen's Redoubt Trust has an interest in this only to the extent that it affects the full extent of the Queen's Redoubt and all associated archaeological features. As outlined above, this pertains to adjoining properties at 24 Great South Rd and includes parts of 6-12 Selby St which share a common boundary with the site identified as 22 Great South Rd.

Position: Oppose in part.

Reasons for opposition: As outlined above, the nature of activities on adjacent properties within the extent of the Queen's Redoubt site are matters that need to be considered appropriately, given the significance and national importance of the Queen's Redoubt. These matters could and should have been dealt with through the Proposed District Plan process. In particular, the proposed rezoning of the entire area in the ownership of the Queen's Redoubt Trust should have been subject to critical evaluation. What consultation was undertaken? What of the s32 evaluation for such a significant rezoning?

Relief sought: Decline the original submission to the extent it pertains to part of the Queen's Redoubt. Amend the plan in a manner that recognises the location of the specified properties, and the archaeological values that may be evident in parts of these sites.

Consequential changes may be (indeed must be) required to the Proposed District Plan to give effect to this further submitter's relief sought.