



Memorandum

To: Proposed Waikato District Plan Hearings Panel
c/- Sandra Kelly
Hearing Coordinator / District Plan Administrator – Resource Management Policy Team

From: Lucy Smith
On behalf of Terra Firma Resources Ltd (Submitter 732)

Subject: Hearing 10 Evidence Summary

Date: 18 February 2020

Sandra,

This memo provides a summary of my evidence for Hearing 10 on behalf of Terra Firma Resources Ltd (TFR, Submitter 732).

TFR has four submission points (732.4 to 732.7) on the Proposed District Plan Chapter 16 Residential Zone, each seeking to relax a provision that would otherwise apply to TFR's proposed development at Puketirini (the "Puketirini Residential Area"). These amendments will allow more flexibility for development at Puketirini in relation to:

- the ability to establish community facilities;
- activities permitted to occur on undeveloped land;
- the ability to undertake commercial activities within a business overlay (if this is preferred to a Commercial Zone); and
- the hours of operation within a business overlay.

Submission point 732.4 seeks to permit community activities in the Puketirini Residential Area under Rule 16.1.2. (In a separate submission made on Chapter 13, TFR also seeks that the broader definition of community activities specific to the Te Kauwhata Lakeside Precinct is also applied to Puketirini).

Submission point 732.5 seeks that agricultural, horticultural and viticultural activities be permitted at Puketirini in advance of residential development, as they are within the Residential West Te Kauwhata Area (Rule 16.1.2, P10). This will allow the existing grazing activities to continue until land is required for development (in stages).

Although TFR has proposed small commercial zones within the Puketirini Residential Area, it may also consider the use of a business overlay on the Residential Zone. Accordingly, submission point 732.6 proposes that commercial activities are permitted within such a business overlay (Rule 16.12).

Similarly, submission point 732.7 above seeks that the servicing hours that are associated with a commercial activity in the Bankart Street and Wainui Business Overlay Area (7.30am and 6:30pm) also apply to the Puketirini Business Overlay Area (should the overlay solution be adopted).

The s42A report prepared by Alan Matheson and Louise Allwood recommends rejecting TFR's submission points on the basis of advice that these are part of the comprehensive rezoning submission for Puketirini and are best dealt with once the Hearing Panel has determined the primary zoning.

I look forward to presenting substantive evidence on this matter at Hearing 25.

Kind regards

A handwritten signature in blue ink that reads "LCSmith". The letters are cursive and fluid.

Lucy Smith
DIRECTOR