

**IN THE MATTER**

of the Resource Management  
Act 1991

**AND**

**IN THE MATTER**

of the hearing (Stage 1) by the  
Waikato District Council on the  
Proposed Waikato District Plan

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**STATEMENT OF EVIDENCE BY LUCY SMITH**

**Terra Firma Resources Limited**

**25 February 2019**

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## **1.0 Introduction**

1.1 My full name is Lucy Catherine Smith and I am a Director of Terra Firma Mining Ltd, a business I own and manage with my husband Lincoln. I have a Bachelor of Technology in Biotechnology and Bioprocess Engineering from Massey University and a Post Graduate Diploma in Resources and Environmental Planning from the University of Waikato. I have had more than 15 years' experience as an Environmental Planner.

1.2 I represent Terra Firma Resources Ltd (TFR), a business owned by my husband's family, and for whom I provide planning advice and services. TFR owns approximately 27 hectares immediately south of Lake Puketirini in Huntly, which is proposed to be zoned Rural under the Proposed Waikato District (PDP). TFR (Submitter 732) lodged submissions, the main focus of which is seeking that this land is rezoned instead to a residential zoning. A further 1.4 hectares on Weavers Crossing Road nearby is currently zoned Rural and is sought by TFR to also be rezoned to Village Zone.

## **2.0 Proposed Development at Puketirini**

2.1 TFR's rezoning and subdivision concept plan is provided in Figure 1 overleaf, showing an indicative split between Village and Residential Zones (with small Commercial Zones).



**Figure 1: Puketirini and Weavers Crossing Subdivision Concept Plan**

### **3.0 TFR's Submissions on Residential Zone Provisions**

3.1 TFR made four submission points on Chapter 16 Residential Zone, in relation to activities permitted within this zone. The intention of these submissions is to provide flexibility for development of the Puketirini residential area. The four points are summarised below:

Submission 732.4

3.2 The Proposed District Plan does not permit community activities in the Residential Zone. TFR proposes an exception to P7 in Rule 16.1.2 so that community activities are permitted within the development at Puketirini. (In another submission point, TFR proposes that the broader definition of community activities specific to the Te Kauwhata Lakeside Precinct also applies to Puketirini. This matter will be addressed in Hearing 11: Lakeside.).

- 3.3 The proposed amendment to Rule 16.1.2 is as follows (drafted as a new, unnumbered permitted activity):

*Activity:* P\* Community activity (Puketirini)

*Activity-specific conditions:* (a) Must be within development at Puketirini

Submission 732.5

- 3.4 As proposed in the PDP, agricultural, horticultural and viticultural activities are permitted within the Residential West Te Kauwhata Area (Rule 16.1.2, P10). TFR seeks that these activities are also permitted within the Residential Puketirini Area prior to commencement of development. TFR's land at Puketirini is currently grazed and it is reasonable that this activity continues, until development activities preclude this.

- 3.5 The proposed amendment to 16.1.2 is as follows:

*Activity:* P10 Agricultural, horticultural and viticultural activities

*Activity-specific conditions:* (a) Must be within the Residential West Te Kauwhata Area or within the Residential Puketirini Area prior to commencement of development.

Submission 732.6

- 3.6 TFR's rezoning submissions seek to include small Commercial Zone areas within the Puketirini residential area. Alternatively, TFR would also consider a business overlay within the Residential Zone. If this is the case, TFR seeks that P12 of Rule 16.1.2 is amended to allow commercial activities within this overlay.

- 3.7 The proposed amendment to 16.1.2 is as follows (drafted as a new, unnumbered permitted activity):

*Activity:* P\* Commercial activity

*Activity-specific conditions:* (a) Must be within the Puketirini Business Overlay

#### Submission 732.7

- 3.8 Related to Submission 732.6 above, TFR also seeks that the servicing hours proposed in P1 of Rule 16.2.2 for the Bankart Street and Wainui Business Overlay Area also apply to the Puketirini Business Overlay Area (should the overlay approach be accepted in preference to a Business zoning).

- 3.9 The proposed amendment to 16.2.2 Servicing and Hours of Operation - Bankart Street and Wainui Road Business Overlay Area is as follows:

*P1 The loading and unloading of vehicles and the receiving of customers and deliveries associated with a commercial activity within the Bankart Street and Wainui Road Business Overlay Area and the Puketirini Business Overlay Area may occur between 7.30am and 6.30pm.*

#### 4.0 S42A Report

- 4.1 The s42A report dated 20 January 2020 and prepared by Alan Matheson and Louise Allwood recommends rejecting TFR's submission points 732.4, 732.5, 732.6 and 732.7. Although the report does not provide an explanation for rejecting point 732.5, the reasons are likely to be similar to the basis for rejecting the other three points i.e. these points are part of TFR's comprehensive rezoning submission and are best dealt with once the Hearing Panel has determined the primary zoning.

#### 5.0 Conclusion

- 5.1 In conclusion, TFR accepts the planners' recommendation to reject its submission points on Chapter 16 pending a decision on its substantive rezoning requests. TFR looks forward to presenting on these matters in Hearing 25.