

**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**

**20 March 2020**

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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 Submission – Definition of Community Activity

3.1 TFR made a submission (732.8) relating to the definition of 'community activity' for the Lakeside Te Kauwhata Precinct, seeking that this definition also apply to the 'Residential Puketirini Area'. The specific amendment sought is shown in underline below:

#### Definition

*Commercial activity (Te Kauwhata Lakeside Precinct and Residential Puketirini Area)*

#### Meaning

*Means a community activity that relates to the Te Kauwhata Lakeside Precinct Plan area or the Residential Puketirini Area and involves the use of land and buildings that provide for individual or community health, welfare, care, safety, recreation, cultural, ceremonial, spiritual, and art and craft purposes. It includes any preschool or education facility, place of worship, community hall or centre or recreation facility.*

3.2 I note that this part of our submission document (section 3.8) mistakenly refers to ‘commercial’ rather than ‘community’ activity in several places. I apologise for any confusion this has caused.

3.3 TFR seeks this amendment as the broad range of potential community activities envisaged for the Te Kauwhata Lakeside Precinct will provide flexibility as to what may also establish within the future residential zone at Puketirini. In conjunction with this submission point, TFR is also proposing (Submission Point 732.4) that P7 of Rule 16.1.2 in Chapter 16 Residential is amended to permit community activities within the Puketirini development. We will provide more detail on preferred community activities at Puketirini at Hearing 25 in October.

#### **4.0 S42A Report – Chapter 13 Definitions**

4.1 The s42A report dated 5 November 2019 and prepared by Anita Copplestone and Megan Yardley for Hearing 5 states in paragraph 9.14 that submission point 732.8 is being considered in the Lakeside Te Kauwhata hearing:

*There are two definitions of ‘community activity’ in the Proposed Plan - one that relates only to the Te Kauwhata Precinct. A submission on that definition has been made (Terra Firma Mining Ltd [732.8]) which is being considered in the Lakeside Te Kauwhata hearing.*

4.2 To clarify, submission point 732.8 was made by Terra Firma Resources, not Terra Firma Mining. On the basis of this s42A report, TFR did not attend Hearing 5.

#### **5.0 S42A Report – Lakeside Te Kauwhata**

5.1 The s42A report dated 11 February 2020 and prepared by Alan Matheson for Hearing 11 states in paragraph 29 that “*Hearing Report 5 – Definitions addresses all submissions relating to definitions, which can be found on the Council website link below...*”

- 5.2 Terra Firma Resources (or Terra Firma Mining, for that matter) is not mentioned anywhere in Mr Matheson's s42A report or in the list of submitters and further submitters addressed in Hearing 11.
- 5.3 It appears that TFR's submission 732.8 has not been addressed by either report, although it should have been picked up in the Hearing 11 report.
- 5.4 It is likely that Mr Matheson would have addressed this submission point in a similar manner to previous s42A reports on other TFR points i.e. that the matter should be considered when the Hearings Panel determines the outcome of TFR's proposed land rezoning at Puketirini.

## **6.0 Conclusion**

- 6.1 In conclusion, TFR seeks that submission point 732.8 is formally addressed as part of the Hearing 11 process, if only to park the matter pending a decision on residential rezoning at Puketirini. TFR will also be discussing this submission point in more detail at Hearing 25.