

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

SUMMARY OF EVIDENCE BY CRAIG SMITH

Terra Firma Resources Limited

16 June 2021

- 1.1. My name is Craig Smith. I provided evidence in chief (EIC) dated 17 February 2021 for Terra Firma Resources Ltd (TFR) in relation to TFR's land at Puketirini and its vision for development. In my EIC, I outlined my qualifications, experience and commitment to comply with the Environment Court Expert Witness Code of Conduct. A summary of my evidence follows.
- 1.2. TFR's land holdings are shown in Figure 1 below. TFR believes that the northeastern Puketirini Block and the Weavers Crossing site have the potential to be hugely attractive residential land. TFR is of the opinion that developing the land as residential will result in cultural and environmental uplift of the land and the surrounding Puketirini recreational reserve.



Figure 1: Aerial photograph showing TFR land holdings (outlined in red), with key features

- 1.3. TFR is seeking to:
- Rezone the northeastern area of the Puketirini Block to Residential Zone and a small Commercial Zone;
 - Rezone the southwestern area of the Puketirini Block to Rural Zone; and
 - Rezone the Weavers Crossing site to Village Zone.

- 1.4. The development concept plan is for approximately 200 lots in the NE block ranging from 450m² to 1200m², and approximately 10 lots in the Weavers block ranging from 1500 to 2000m².
- 1.5. Results of the preliminary geotechnical investigation and assessment by Mr Carter of Raglan Geotech indicates that the Puketirini Block can be divided into two areas based on soil conditions, with the northeast area a candidate for Residential Zone.
- 1.6. These findings, in conjunction with the high level geotechnical assessment prepared by Strata Control Technologies (SCT) and anecdotal evidence of the lack of ground movement, gives TFR sufficient confidence that the NE block can be rezoned to Residential and Business.
- 1.7. TFR acknowledges that the rehabilitated land within the NE block presents geotechnical uncertainties that need to be well understood and managed. However, a requirement to carry out further testing ahead of the land being rezoned presents prohibitive financial risk. I consider that it is reasonable and appropriate for TFR to carry out a full subdivision geotechnical assessment of the NE Block that will comprehensively determine the appropriate residential limits and foundation treatment.
- 1.8. TFR has commenced additional work to identify and quantify slope stability and will undertake the other geotechnical assessments necessary to support a subdivision consent application following re-zoning.
- 1.9. The integrated traffic assessment prepared by CKL Ltd concludes that the proposed zoning change can be accommodated with improvements such as the formation of appropriate access from Rotowaro Road.
- 1.10. TFR and CKL have consulted with WDC Roading staff on whether a second road connecting the development to Rotowaro Road is required for safety reasons.

- 1.11. TFR is proposing to establish a single connecting road and does not believe that the proposed 200 lots in the NE Block reaches a reasonable threshold where the risk of relying on a single access point is unacceptable. However, TFR is open to considering an additional access road in the future.
- 1.12. The preliminary site investigation by Contaminated Site Investigations Ltd (CSI) concludes that it is highly unlikely that there will be a risk to human health if the site is developed into the more sensitive land use of residential.
- 1.13. The Kaitiaki Environmental Impact Assessment (KEIA) prepared by Waahi Whaanui Trust, concludes that TFR has the potential to improve the local landscape and ecological values and respond to cultural values at this location and that the Trust does not oppose the proposal.
- 1.14. There is opposition to residential development of the Puketirini Block from Weavers Crossing residents, with objections including effect on visual amenity, increased number of road users, the proximity of the new residential area to the Weavers Crossing settlement and potential for existing housing values to drop.
- 1.15. There appears to be less opposition from the Weavers Crossing residents to the proposal to rezone and subdivide the Weavers Block.
- 1.16. The Huntly Community Board has generally been very positive and expressed support for the proposal.