

**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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**SUMMARY OF EVIDENCE BY LUCY SMITH**

**Terra Firma Resources Limited**

**16 June 2021**

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- 1.1 My name is Lucy Smith. I provided planning evidence in chief (EIC) dated 17 February 2021 in relation to Terra Firma Resources Ltd's submissions to the Proposed District Plan (PDP) to rezone its land at Puketirini, Huntly. 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 Along with amendments to the planning maps, TFR is seeking to amend the PDP with:
- a new Residential Zone restricted discretionary rule for subdivision of the "Puketirini Residential Zone" allowing a minimum lot size of 450m<sup>2</sup>; and
  - a new Village Zone restricted discretionary subdivision rule to permit lots on the Weavers Crossing site ranging from 1,500m to 2,000m<sup>2</sup>.
- 1.3 Technical assessments provide confidence that TFR's development can proceed in a way that avoids, remedies or mitigates environmental effects including social and economic effects, infrastructure servicing and three waters, traffic, visual and amenity, noise effects, ecological effects, cultural effects and reverse sensitivity effects, flood risk, recreational effects and precedent effects.
- 1.4 Geotechnical assessments and findings have been specifically addressed by Craig Smith, Lincoln Smith and Michael Carter.
- 1.5 I am the author of the s32AA evaluation report, the key findings of which are:
- The proposed rezoning is consistent with all relevant PDP provisions with the exception of the boldly stated Policy 5.1.1(a)(iii), which in my opinion should be given less weight consistent with the higher level directives of the National Policy Statement on Urban Development 2020 (NPS-UD).
  - The proposed rezoning is consistent with the Waikato Regional Policy Statement, the Waikato-Tainui Environmental Plan, Future Proof, the NPS-UD, and the Vision and Strategy for the Waikato River.
  - The absence of Puketirini as a growth cell in Waikato 2070 and the absence of a structure plan in advance of zoning are not reasons for declining the proposal.

- The proposal is generally consistent with best practice criteria.
- A cost and benefit analysis of the proposal and alternative options demonstrates that overall, the benefits of adopting the proposal outweigh the costs.
- Adopting the proposed rezoning through the PDP process is an efficient and effective means of achieving the outcomes sought by TFR.

1.6 The rezoning proposal is consistent with the following additional documents:

- National Environmental Standard for Freshwater Management 2020;
- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011;
- The Waikato Plan;
- Proposed Waikato District Plan – Stage 2; and
- Puketirini Management Plan

1.7 The objective of the proposal (i.e. to rezone land for residential/commercial/rural residential purposes) is assessed as being the most appropriate way to meet the purpose of the RMA in Section 5. The proposed rezoning will enable the Huntly community to provide for its economic and cultural well-being and for its health and safety whilst meeting the requirements of s5(a) to (c).

1.8 In addition to the stakeholders discussed in Mr Smith's evidence, TFR has also consulted staff at Waikato Regional Council and Watercare Services Ltd. Neither of these parties have raised any particular issues with the proposal.

1.9 The further submissions by Waikato Regional Council and Mercury Ltd, opposing TFR's rezoning proposal do not justify a delay on the rezoning decision.

1.10 While Weavers Crossing residents have expressed opposition to the proposed rezoning (although not through the submission process), these parties will have opportunity to have input to the structure plan required prior to TFR seeking subdivision consent.