

PROPOSED WAIKATO DISTRICT PLAN

HEARING 25: ZONE EXTENTS

STATEMENT OF EVIDENCE

OF PAULA ROLFE

FOR HD LAND LIMITED AND HAMPTON DOWNS (NZ) LIMITED SUBMISSION

DATED 17 FEBRUARY 2020

INTRODUCTION

1. My full name is Paula Jane Rolfe. I am Director and Planner for Paula Rolfe Consultancy Ltd which was established in 2019.
2. Prior to this I was Project Manager for the Hamilton City District Plan Review and Team Leader in the Hamilton City Planning Unit for a period of approximately ten years.
3. My qualifications include the New Zealand Certificate in Town Planning, Diploma of Business Studies Waikato University and am a member of the New Zealand Planning Institute and Resource Management Law Association. I have had over 40 years' experience in planning and management roles in Local Government which has related to regulatory and policy development roles under the Resource Management Act 1991 (RMA) as well as under the Local Government Act 2002. I have also given numerous lectures at the University of Waikato through the development of the Hamilton District Plan, Ruakura Inland Port/Structure Plan and District Plan Monitoring.
4. During this time, I:
 - a. Managed a District Plan Review for Matamata-Piako District Council bringing six former territorial authorities district plans together under the one umbrella and under the RMA.
 - b. Managed the preparation of Long-Term Council Community Plans for Matamata-Piako District Council.
 - c. Managed the Hamilton District Plan Review whereby I also managed the development of the Ruakura Structure Plan and its plan provisions for introduction into the Proposed District Plan in 2012.
 - d. Project managed structure planning projects and plan changes.
5. I have had extensive experience with planning for large sites through the development of planning provisions within District Plans. For example, the planning provisions for Fonterra at Waitoa and Morrinsville, Richmond at Te

Aroha, Wallace Corporation Ltd, Greenlea Meats Ltd, and Inghams Waitoa amongst others.

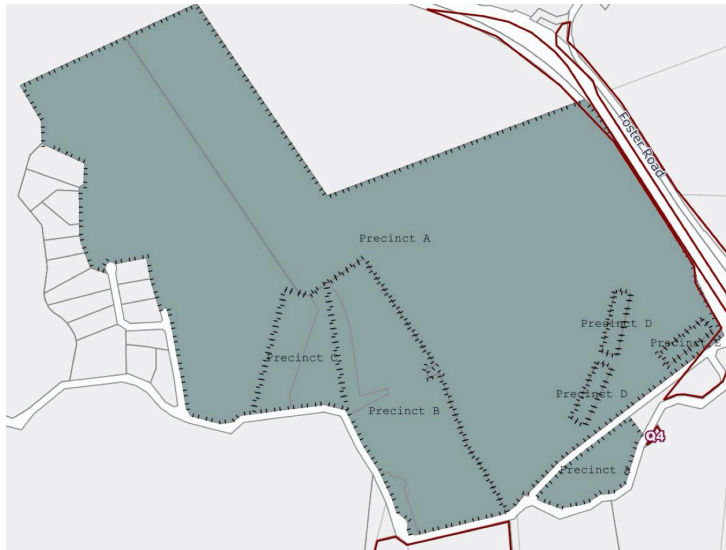
6. I am representing HD Land Ltd (as owner) and Hampton Downs (NZ) Ltd (as operator).

EXPERT CODE OF CONDUCT

7. I confirm that I have read and am familiar with the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2014, and I agree to comply with it. In that regard I confirm that this evidence is written within my expertise, except where otherwise stated, and that I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.
8. In forming my opinions outlined in my evidence brief I rely on the Decision of the Hearings Committee on the resource consent application dated 28 November 2006.

RELIEF SOUGHT

9. HD Land Limited and Hampton Downs (NZ) Limited ("**HD Land**") sought to retain a specific zone (Hampton Downs Motor Sport and Recreation Zone) for the Hampton Downs Motorsport and retain the boundaries as shown on the on-line planning maps, as identified on the map below, with the following amendment:
 - a. Amend the external boundaries of the Hampton Downs Motor Sport and Recreation Zone to include an additional piece of land located on the southern side of Hampton Downs Road (if HDMP are able to purchase this land)



(Source: Proposed Waikato District Plan annotated map)

PRIMARY EVIDENCE

10. HD Land supports the Hampton Downs Motor Sport and Recreation Zone for the Hampton Downs Motorsport Park as proposed under the Proposed Waikato District Plan.

11. HD Land withdraws its submission to “amend the external boundaries of the Hampton Downs Motor Sport and Recreation Zone to include an additional piece of land located on the southern side of Hampton Downs Road (if HDMP are able to purchase this land)” as no further land has been purchased.

12. The rural zoning that adjoins the Hampton Downs Motor Sport and Recreation Zone is supported.

Paula Rolfe

Paula Rolfe Consultancy Ltd

17 February 2020