

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

STATEMENT OF EVIDENCE BY LUCY SMITH

Terra Firma Resources Limited

16 December 2019

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).

2.2 The large land block at Puketirini is generally north facing, and most proposed lots will have lake and countryside views. Of these, the northern lots (in the proposed Village Zone) are considered premium, being closest to the Puketirini Reserve and with unimpeded views across the lake. The gently sloping nature of this land creates a topographical boundary with the more intensive Residential Zone proposed to the south and is considered more appropriate for larger lot sizes. The lower housing density will be a smoother transition to the adjoining reserve (which is zoned Recreational).



Figure 1: Puketirini and Weavers Crossing Subdivision Concept Plan

- 2.3 To the west, six lots within the proposed Village Zone at Weavers Crossing land are proposed, each at approximately 3000m².

3.0 Proposed Amendments to Rule 24.4.2

- 3.1 TFR's submission point 732.3 seeks amendments (shown below) to Rule 24.4.2, which relates to subdivision in Te Kowhai and Tuakau, so that the provisions also apply to the Village Zone proposed at Puketirini and Weavers Crossing.

24.4.2 Subdivision - Te Kowhai, ~~and Tuakau~~ and Puketirini

RD1

Subdivision in Te Kowhai, ~~and Tuakau~~ and Puketirini must comply with all of the following conditions:

- (i) *Proposed lots not connected to public water and wastewater infrastructure must have a minimum net site area of 3000m², except where the proposed lot is an access allotment or reserve lot.*

...

RD2

Subdivision in Te Kowhai, ~~and Tuakau~~ and Puketirini must comply with the following conditions:

- (i) Proposed lots connected to public water and wastewater infrastructure must have a minimum net site area of 1000m², except where the proposed lot is an access allotment or reserve lot.*

...

4.0 Reasons for Proposed Amendments

- 4.1 Broadening Rule 24.4.2 to apply to a Village Zone at Puketirini and Weavers Crossing will provide flexibility in lot sizes within this zone. As this area has potential to be serviced, the amended Rule 24.4.2 will allow lots to range from 1,000m² upwards to best suit the topography and proximity to the reserve. It is likely that the upper lot size within the Puketirini Village Zone will be approximately 3,000m² (the minimum size for unserviced lots in Rule 24.4.2).
- 4.2 If Rule 24.4.2 is not amended to also apply to the Puketirini Village Zone, this area will instead be subject to general subdivision Rule 24.4.1, which prescribes a minimum lot size of 3,000m² (or 2,500m², as recommended the s42A report) regardless of whether or not sites are serviced.
- 4.3 TFR appreciates that Puketirini is not an existing village, and is on a much smaller scale than development in Tuakau and Te Kowhai. However, as stated in its primary submission, TFR's vision for the land is to allow a range of densities and housing types that will cater for a variety of needs and allow for increased community diversity. The proposed amendments to Rule 24.4.2 will assist in achieving this goal at Puketirini and will allow for a more gradual transition in housing density from approximately 3,000m² for properties on the reserve boundary through to those within the Residential Zone, which could be as small as 450m².

- 4.4 The proposed amendment to Rule 24.4.2 straddles the gap that currently exists between Residential and Village Zone and is appropriate for Puketirini development as it will allow a continuum of potential lot sizes in the Village Zone between 1,000 and approximately 3,000m². Puketirini is a unique block of land, and lot size and shape along the northern area will be influenced by topography and the position of the reserve boundary.
- 4.5 Despite their Rural zoning and relatively small lot sizes (approximately 1,000m²), the cluster of existing dwellings on Weavers Crossing Road effectively constitutes a small village. TFR's proposed Village Zone is a logical extension of this area and lot sizes of approximately 3,000m² are likely to be appropriate. However, if these lots are able to be serviced, there is potential for a higher density of development. Adopting the proposed amendments to Rule 24.4.2 will increase the range of options available for development.

5.0 S42A Report

- 5.1 The s42A report dated 8 November 2019 and prepared by Johnathan Clease recommends rejecting TFR's submission point 732.3 on the basis of information provided by Watercare Waikato that no further reticulation is programmed for this settlement in the 10-15 year life of the Proposed Plan (paragraph 57). In addition, even if reticulation was available, Puketirini is not identified as an area where high levels of growth or suburban-density development is anticipated.
- 5.2 Watercare Waikato's position is inconsistent with earlier advice to TFR from Council staff that the existing water and wastewater infrastructure has sufficient capacity for development at Puketirini. It is also inconsistent with Waikato 2070, discussed in Section 6.0 below.
- 5.3 The s42A report notes that the consideration of all submissions seeking changes to zone boundaries (including TFR's point 732.3) will be subject to further assessment through Topic 25.

6.0 Waikato 2070

- 6.1 Waikato District Council's Draft Growth and Economic Development Strategy, entitled Waikato 2070, was released on 13 November 2019. Submissions close on 17 January 2020, hearings will follow, and the document is expected to be approved in time to inform the substantive zone change hearings in the second half of 2020.
- 6.2 The 50 year plan for Huntly and Ohinewai is provided in Plan 04.7, and shows a new residential area at Puketirini, with a development timeframe of three to ten years. A residential density is indicated, with lot sizes of 450m². An excerpt of that plan is provided in Figure 2.
- 6.3 Irrespective of the indicative residential density at Puketirini, the mid-term development of this area is clearly on Council's radar, and this will require a review of Watercare Waikato servicing timeframes.

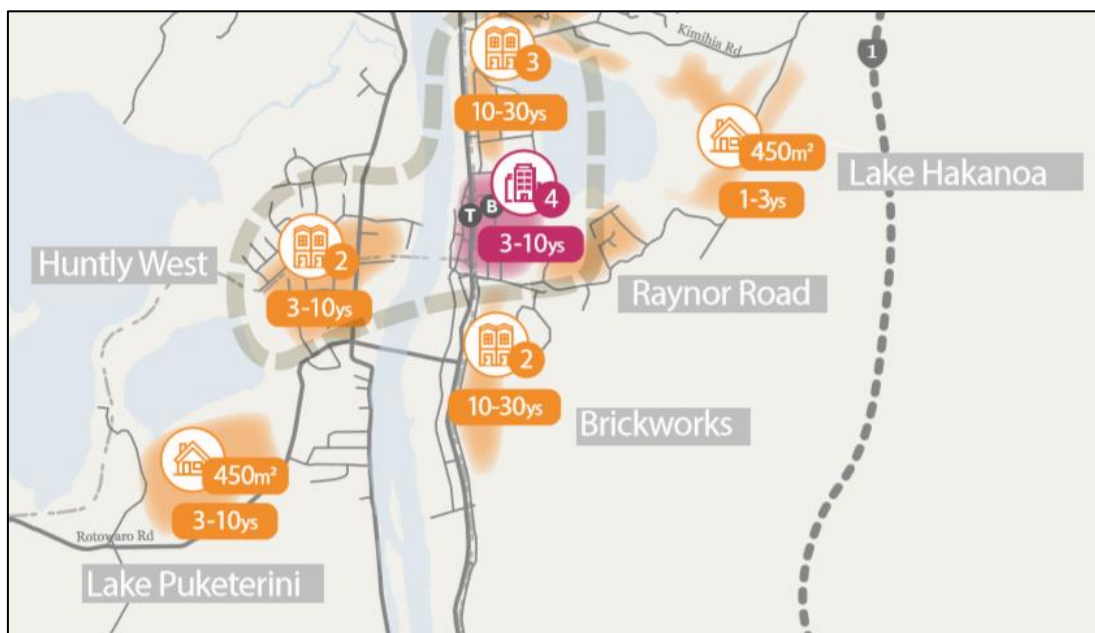


Figure 2: Excerpt from Plan 04.7 Huntly and Ohinewai, Draft Growth and Economic Development Strategy, showing Lake Puketirini in bottom left.

- 6.4 TFR will review Waikato 2070 in light of its Puketirini rezoning proposal, lodge a submission and attend the hearing. This process will help to finalise TFR's preferred development option which will be presented at the Proposed Plan zone change

hearing in 2020. TFR may continue to pursue a Village Zone at Puketirini. Accordingly it stands by proposed amendments to Rule 24.4.2 to maximise options for development.

7.0 Conclusion

- 7.1 In conclusion, TFR seeks amendments to Rule 24.4.2 to ensure that a full range of options for a Puketirini Village Zone development remain available to best suit the environment, minimise visual effects on the reserve and allow a varied mix of housing types.