

Memorandum

To: Proposed Waikato District Plan Hearings Panel
c/- Sandra Kelly
Hearing Coordinator / District Plan Administrator – Resource Management Policy Team

From: Lucy Smith
On behalf of Terra Firma Resources Ltd (Submitter 732)

Subject: Hearing 6 Evidence Summary

Date: 11 December 2019

Sandra,

A summary of my evidence for Hearing 6 on behalf of Terra Firma Resources Ltd (TFR, Submitter 732) is as follows:

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.

...

Broadening Rule 24.4.2 to apply to a Village Zone at Puketirini will provide flexibility in lot sizes by allowing lots to range from 1,000m² upwards. (Upper lot sizes within the Puketirini Village Zone are likely to be around 3,000m²). The alternative is that Village Zone lots will be a minimum of 3,000m², regardless of whether or not they are serviced.

The proposed amendments will allow options for a range of densities and housing types and provide an intermediary lot size to transition from Residential Zone lots (450m² minimum) to 3,000m² in the Village Zone.

The s42A report prepared by Johnathan Clease recommends rejecting TFR's submission on the basis of advice from Watercare Waikato that no further reticulation is programmed in "this settlement". However,

Puketirini is identified for short- to mid-term development in Council's Draft Growth and Economic Development Strategy (entitled Waikato 2070) and this will require Watercare Waikato to review servicing timeframes.

I am pleased to see in his rebuttal evidence (paragraph 32) that Mr Clease agrees with TFR's proposed amendments, should the Panel agree through the Hearing 25 process that this block is suitable for rezoning. I look forward to presenting substantive evidence on this matter at Hearing 25.

Many thanks

A handwritten signature in blue ink that reads "LCSmith". The signature is written in a cursive, slightly slanted style.

Lucy Smith
DIRECTOR