

Hearing Opening Statement

# **Hearing 25: Zone Extents Kimihi Lakes Special Zone.**

Report prepared by: Rob van Duivenboden

Date: 1 June 2021



# **I Introduction**

1. Good morning Chair and Commissioners. My name is Robert van Duivenboden. I am the reporting officer for the Kimihia Lakes Special Zone topic. I am author of the section 42A report for the proposed Zone change dated 16 April 2021 and rebuttal evidence dated 10 May 2021.
2. The original submission from Allen Fabrics Limited (AFL) seeks to rezone land, west of Huntly town, from Rural to a special purpose zone.
3. For the reasons outlined in my section 42A report and rebuttal evidence, I am recommending that the rezoning request is accepted,
4. Since preparing my rebuttal evidence, I have also had further discussions with the planner acting on behalf of AFL. Updates on submitter consultations with chief parties were obtained. There is no change to the S42A recommendation.
5. For succinctness, I do not intend go into the details of my recommendations or repeat the detail in my section 42A report and rebuttal evidence in this opening statement. Rather, this summary statement provides:
  - a. A brief overview of the proposed Kimihia Lakes Special Zone.
  - b. A summary of my recommendation in relation to the rezoning request.

## **2 Overview of proposed Kimihia Lakes Special Zone.**

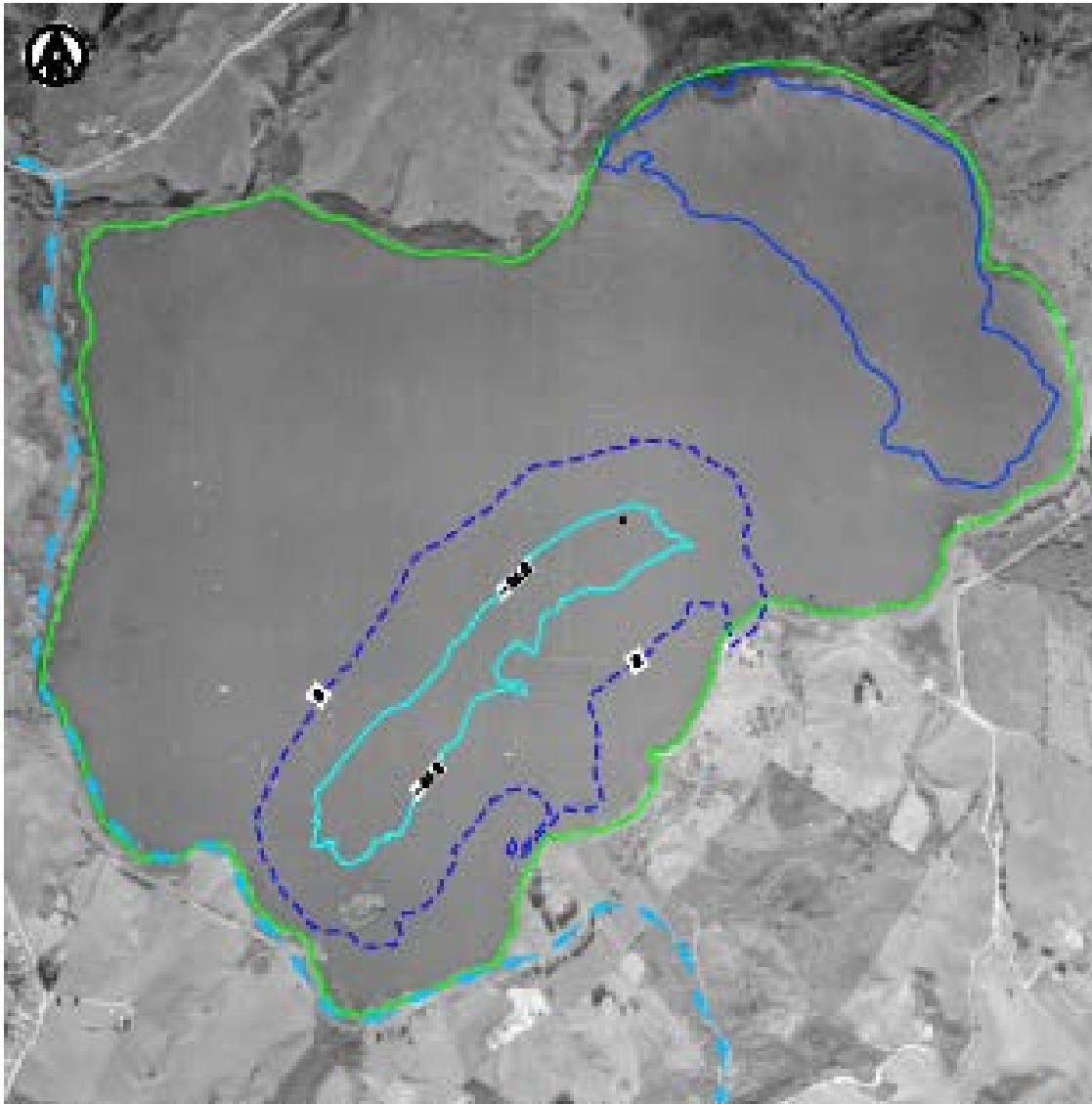
6. The proposed Zone is located on properties owned by AFL. The Site has a combined total land area of approximately 164 ha and is bounded by the Waikato Expressway to the east and the outskirts of Huntly to the west.
7. The Site is zoned Rural in the operative plan and there are just two overlays on the Site. They are Mine area (with Energy Surface Operations), and Defended Area.
8. AFL seek to develop the Site into a multipurpose facility for open space use, recreation, camping, outdoor educational facilities, aquatic sports, potential museum and natural and cultural education. Facilities such as accommodation, cafe and conference infrastructure are as outlined by the submitter's lodged Master Plan and will be further exemplified to the Panel today by AFL.
9. To efficiently and effectively provide for the development and operation of the site, AFL seek to rezone the Site from Rural to a Special Purpose Zone. –

## **3 Recommendation on rezoning and recommended changes**

10. As outlined in my section 42A report, I recommend that the rezoning request is accepted, subject to the additional (agreed) provisions, as submitted by AFL.

Overview Maps:

Figure 1). Historic landscape with current and future lake areas marked. (source AFL MasterPlan)



Historic Aerial: Kimihia Lake in the 1940's (pre mining operations) with the following overlays: current remnant Lake Kimihia, current mine pit water level, calculated final lake extent within the mine site and original tributary stream in its current diverted alignment

Figure 2 Operative District Plan; Mine Area and Energy Surface Facility layers. (sources below, all WDC maps)

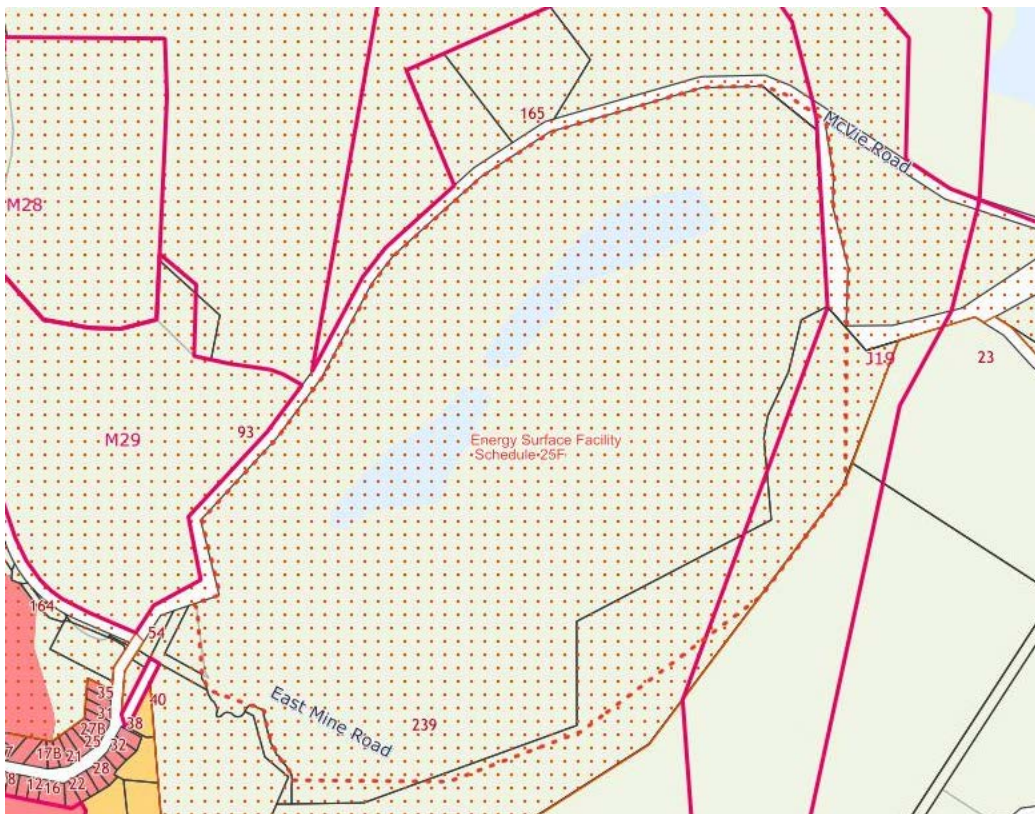


Figure 3 Notified Proposed Waikato District Plan, showing Rural zoning.

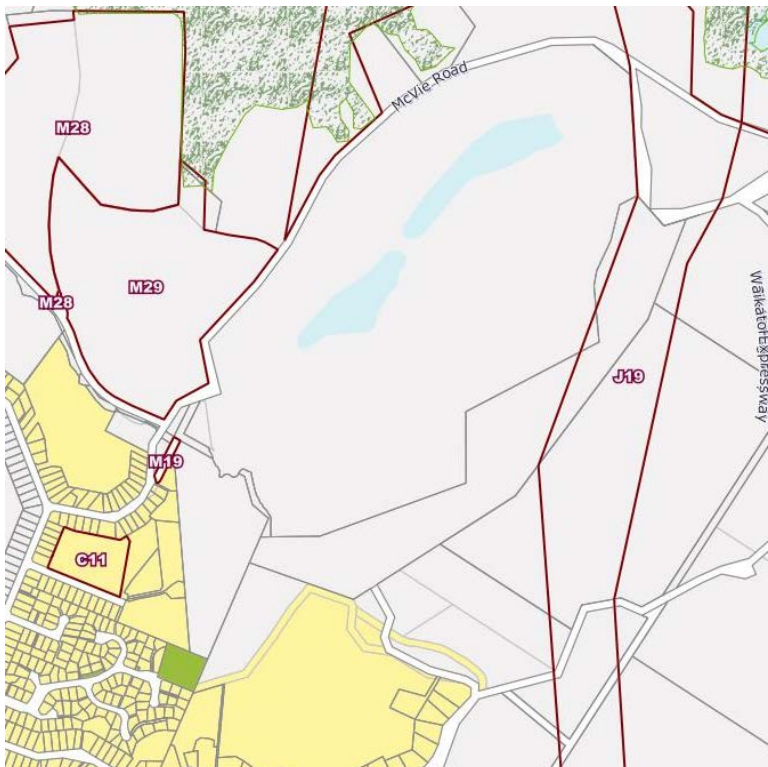




Figure 4: Submissions version of proposed Waikato District Plan, showing AFL requested zone (red dot lines).

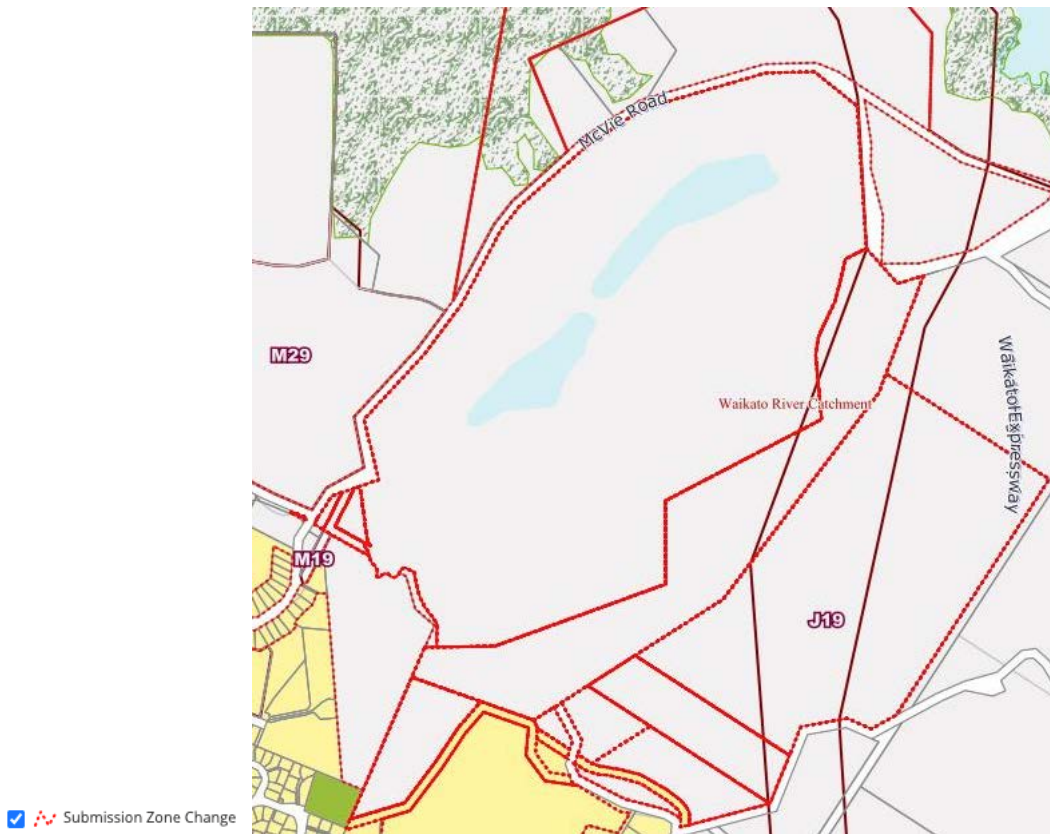
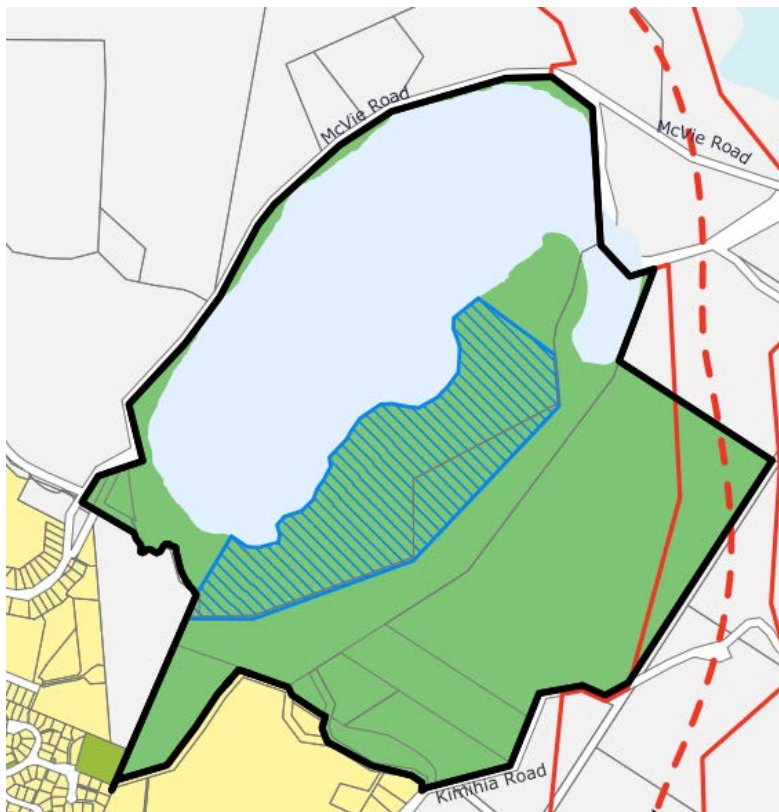


Figure 4: Further submission zone request: Zone extent and Development Precinct marked..



11. The main reasons I recommend the rezoning request is accepted are:
- a. In my opinion, the proposal is consistent with the relevant statutory requirements and gives effect to the higher order planning instruments to the extent relevant.
  - b. The proposed special zone and Master Plan will enable the site to be developed and managed in an integrated manner that delivers economic, social and tourism opportunities. The potential for positive environmental outcomes are significant.
  - c. A special zone, with appropriate provisions, will in my opinion be more effective and efficient in delivering the outcomes for the site owner, council and the community.

## **4 Recommended changes to policies following rebuttal evidence.**

12. None.

## **5 Conclusion**

13. This concludes my opening statement on the Kimihia Lakes Special Zone topic. I welcome any questions that the Panel may have and look forward to hearing evidence presented on behalf of the submitter AFL today.

