

BEFORE THE WAIPĀ DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Proposed Plan Change 20 – Airport Northern
Precinct Extension to the Operative Waipā
District Plan

SUMMARY STATEMENT OF EVIDENCE OF WILLIAM PHILIP YATES

(RUKUHIA PROPERTIES LIMITED – CORPORATE OVERVIEW)

14 March 2023

Counsel instructed:
JR Welsh
ChanceryGreen
223 Ponsonby Road
Auckland 1011



1. My name is William Philip Yates. I am a director of Rukuhia Properties Limited (“RPL”) which, jointly with Titanium Park Limited, made the Plan Change 20 (“PC20”) request to Waipā District Council to expand the Airport Business Zone, including over the land located at 3463 Ohaupo Road (the “RPL Site”).¹
2. I am Managing Director of Genetic Technologies Limited (“GTL”), which is the exclusive producer-distributor of Pioneer brand seeds in New Zealand. GTL has occupied the RPL Site since 20 September 2011 for its plant research and development facility and intends to maintain its research and development facility and operations on the RPL Site.
3. The Yates family has a long association with New Zealand’s agricultural sector. At a local level we have also had a significant and close association with Rukuhia through GTL’s research facility.
4. The RPL Site is approximately 29 ha and fronts Ohaupo Road/State Highway 3 and Middle Road as shown in **Figure 1** in my Evidence in Chief.
5. In 2014 GTL obtained a land use consent from Waipā District Council for its research, distribution, and office facilities.²
6. RPL and Titanium Park Limited have entered into a relationship which has sought to provide for an integrated approach to the plan change. We have shared the expert team so that integrated assessments across both sites can be undertaken and that the full PC20 project site can be planned in a coherent manner. This integrated approach has meant that PC20 has avoided *ad hoc* development – with multiple landowners each pursuing different development goals and timing – and a lack of co-ordination in delivering infrastructure and mitigations. If the Plan Change is approved, we look forward to continuing to work closely with Titanium Park Limited in the delivery phase of PC20.
7. I wish to record that RPL is committed to a high-quality and master planned development (as is Titanium Park Limited). Through GTL, our intention is to remain as a long-term occupier of the RPL Site, and RPL is likely to retain an interest in the underlying landholdings for some of the future lots on the RPL Site. As noted above, the Yates family has a long association with Rukuhia, and PC20 will ensure that the association to the land will continue for many years to come.

¹ Part Allot 153 Te Rapa Parish, Part Allot 153 Te Rapa Parish, and Lots 8 & 9 DP South Auckland 13667.
² Land Use Consent LU/0112/13.01 13 June 2014.

8. RPL and Titanium Park Limited have worked with our shared expert advisors to respond to submitter concerns. I am excited by the opportunity that PC20 presents for the local area and the wider Waipā District and Hamilton City.

William Yates

14 March 2023