

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

STATEMENT OF EVIDENCE OF WILLIAM PHILIP YATES
(RUKUHIA PROPERTIES LIMITED – CORPORATE OVERVIEW)

28 February 2023

Counsel instructed:
JR Welsh
ChanceryGreen
223 Ponsonby Road
Auckland 1011



INTRODUCTION

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. Pioneer is an industry leading brand and breeder of improved agri-genetics (arable and forage seeds) for farmers all around the world. GTL has occupied the RPL Site since 20 September 2011 for its plant research and development facility. GTL transferred the RPL Site to RPL when the decision was made to seek the PC20 request but, as outlined below, GTL 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. I provide some further detail on that association below.
4. I am authorised to present this evidence on behalf of RPL (and GTL). Mr Nigel Richards, who is RPL’s project advisor for PC20, has also prepared a statement of evidence on behalf of RPL and will address in detail RPL’s plans for its site and the wider RPL team’s track record in delivering quality commercial and residential developments. Mr Richards is an advisory board member of McConnell Property Limited and a key advisor to RPL.

Involvement with the project

5. RPL owns the RPL Site and was incorporated as the development entity for the PC20 process. RPL and GTL are both owned by Yates family interests. For PC20 I have maintained a strategic overview of RPL’s interests, while Mr Richards has been responsible for day-to-day decisions on behalf of RPL. I have also been involved in hui with mana whenua representatives where I explained my family’s commitment to the RPL Site and wider area, and our long-term aspirations for the RPL Site.

THE YATES FAMILY BUSINESS INTERESTS

6. My family has been involved in the seed industry since the late 1700s. Arthur Yates established a specialist seed business in Auckland in 1882. Arthur Yates & Co Limited

¹ Part Allot 153 Te Rapa Parish, Part Allot 153 Te Rapa Parish, and Lots 8 & 9 DP South Auckland 13667.

was listed on the New Zealand Stock Exchange in 1969. My father Philip joined that business and built it to a brand well-recognised for the quality and performance of its seed products, backed by a large-scale local research programme and associated significant annual investment. In the 1970s the company invested significantly in developing and introducing high-yield maize hybrids to the New Zealand market through its close partnership with the US-based seed producer, Pioneer.

7. Following an unwelcomed share market take-over in 1985 by Equiticorp, my father who had overseen a 200-year-old family business was no longer required by the company he had headed. Subsequently he formed GTL and continued to partner with Pioneer. Over the years, the company has invested significantly in producing high quality maize and GTL and has become the local industry leader in the market segments in which it operates. I joined the company in 1990 and continue today in my role as Managing Director, a position I have held since 2000.

CURRENT USE OF THE RPL SITE

8. The RPL Site is approximately 29 ha and fronts Ohaupo Road/State Highway 3 and Middle Road as shown in **Figure 1** below.



Figure 1 – RPL Site (shown in yellow, PC20 site shown in red)

9. Maize is grown on the RPL Site for product evaluation and development, agronomy, and environmental sustainability research purposes. The intention is for GTL to continue to occupy the RPL Site for its ongoing research programme.

10. In 2014 GTL obtained a land use consent from Waipā District Council for its research, distribution, and office facilities.² In addition to the aforementioned research activities, the land use authorises various substantial cool and dry seed stores, treatment facilities, offices, carparking, and GTL's large distribution warehouse. The relevant plans to the GTL development are attached as **Appendix 1**. Waipā District Council in 2019 confirmed the land use consent has been given effect. The relevance of the land use consent will be addressed by witnesses to follow.

RELATIONSHIP WITH TITANIUM PARK LIMITED

11. When we learned of Titanium Park's intention to expand its Airport Business Zone, RPL saw the logical extension of that zoning to its site. A decision was made to work constructively with Titanium Park on fully integrating the RPL Site into PC20. Mr Richards provides further detail and outlines the development approach to the RPL Site.
12. RPL and Titanium Park Limited have approached PC20 in a co-ordinated and mature manner. The two entities 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.

Engagement with mana whenua

13. The process of engagement with mana whenua has been addressed in detail by Mr Hill. I attended on behalf of RPL a hui in 2022 and confirmed my and RPL's commitment to genuine and good faith dialogue and engagement. A Cultural Impact Assessment has been prepared and a further hui has been scheduled in March to advance a memorandum of understanding (or similar) to respond to the recommendations contained in the Cultural Impact Assessment. Together with TPL, RPL remains committed to addressing the recommendations contained in the Cultural Impact Assessment and furthering its relationship with Ngāa Iwi Toopu o Waipā and Waikato-Tainui.

² Land Use Consent LU/0112/13.01 13 June 2014.

CONCLUSION

14. TPL's/RPL's expert witnesses comprehensively respond to the submissions and the Officer's Report. 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.
15. 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

28 February 2023

APPENDIX 1 – PLANS TO GTL DEVELOPMENT

Approved Waipa District Council
 Planning Department

Officer: J Brown
 Subject to Conditions of Resource
 Consent No: LY1012/13.01

Date: 22/1/14

MAIZE RESEARCH

PLOT 3

PLOT 1

PLOT 2

MAIZE RESEARCH

EXISTING WATER RETICULATION POND

BUILDING TYPE	HEIGHT	AREA (APPROX. m ²)	PHASE
CCL COVERED CANOPY LOADING AREA	9m	720m ²	1 & 2
COND CONDITIONED STORES	15m	1500m ²	1 & 2
CSI COOL STORAGE	11.5m	1500m ²	1 & 2
CSE COOL STORAGE	11.5m	1500m ²	1 & 2
DCI DISTRIBUTION CENTRE	12m	4250m ²	1 & 2
DRY1 DRYER	10m	1600m ²	3
HVP1 HARVEST PROCESSING	11m	1500m ²	3
OF & CH OFFICE AND CUSTOMER HOSTING	9m	900m ²	1 & 2
RES1 RESEARCH AND EQUIPMENT STORE	7m	2450m ²	1 & 2
SHED EQUIPMENT SHED	10m	875m ²	3
SHL1 SHIELLING ROOM	11m	1200m ²	3
TOP TREATMENT AND CONDITIONING PLANT	12m	1750m ²	1 & 2
CIR CIRCULATION	NA	1500m ²	1 & 2

- PHASE 1 & 2 0-4 YEARS
- PHASE 3 10+ YEARS
- CONCENTRATED NATIVE PLANTING
- SPECIMEN TREE

CLASS	CLASSES	AREA (m ²)
EMERGENCY	ALL RISERS	22,821.3
ENVIRONMENTAL	ROADWORK	19,982.3
ENVIRONMENTAL	ALLOTMENT	19,982.3



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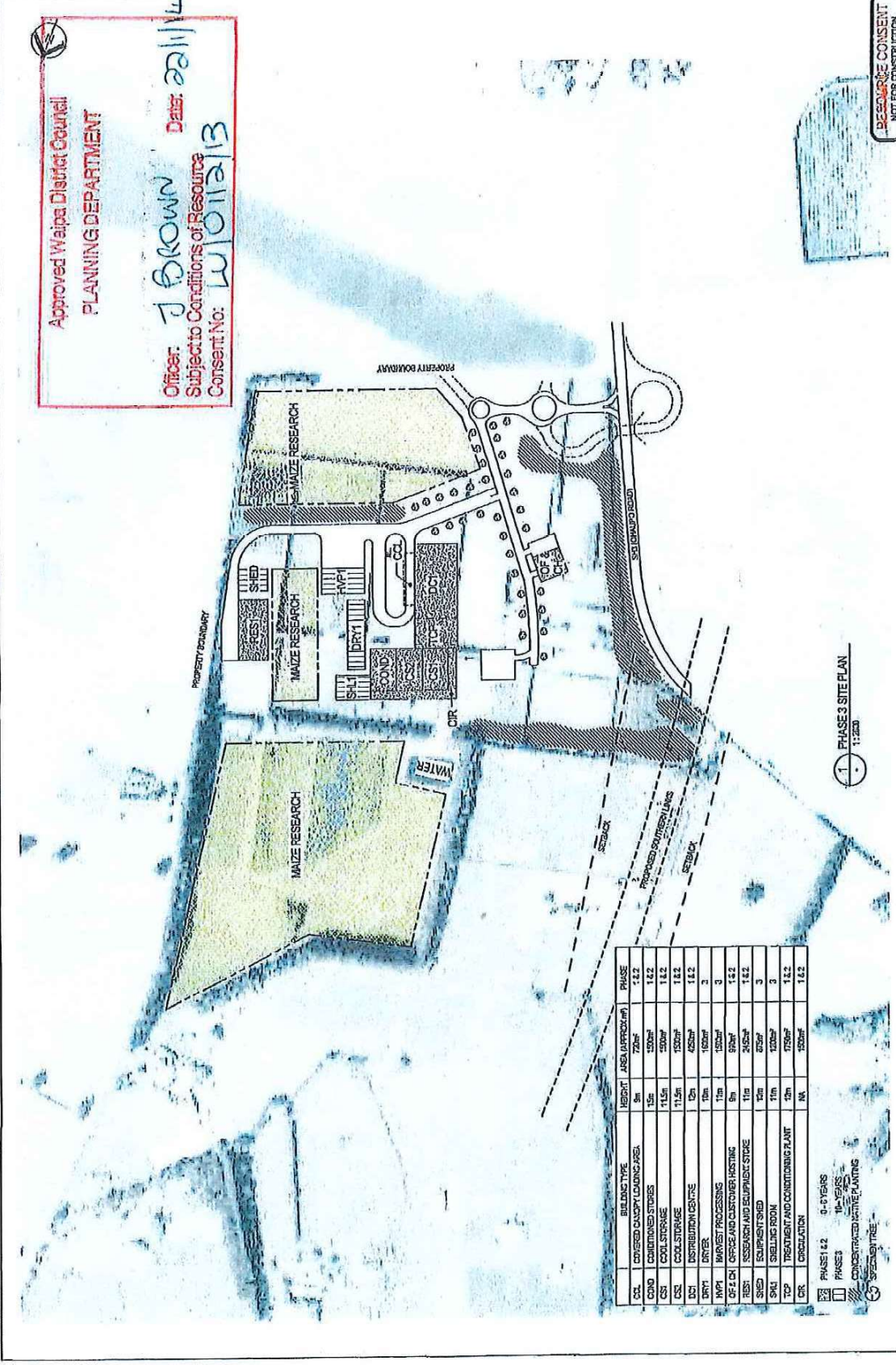
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Drawn: P. H. 11/12/13

Approved Waipa District Council
PLANNING DEPARTMENT
 Officer: **J Brown** Date: **22/11/14**
 Subject to Conditions of Resource Consent No: **W1011213**

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BLDG TYPE	RESORT AREA (APPROXIMATE)	PHASE
SCL	COVERED DUCKY LEADING AREA	2m 1.1.2
COND	CONTAINER STORES	25m 1.1.2
CS1	COOL STORAGE	11.5m 1.1.2
CS2	COOL STORAGE	11.5m 1.1.2
DC1	DISTRIBUTION CENTRE	2m 1.1.2
DRY1	DRYER	160m ² 3
DRY2	DRYER	160m ² 3
MPV	HARVEST PROCESSING	11m 1.1.2
OF&CH	OFFICE AND CUSTOMER HOSTING	8m 1.1.2
RES	RESEARCH AND EQUIPMENT STORE	11m 2.5.2F 1.1.2
SHED	EQUIPMENT SHED	25m 2.5.2F 3
SPAL	SHEDDING ROOM	11m 1.1.2
TRP	TREATMENT AND CONDITIONING PLANT	2m 1.1.2
CR	CIRCULATION	NA 1.1.2

PHASE 1 & 2 0-4 YEARS
 PHASE 3 10-15 YEARS
 CONCENTRATED WINTER PLANTING
 SPERMATOPHYTES

1 PHASE 3 SITE PLAN
 1:250

RESOURCE CONSENT
 NOT FOR CONSTRUCTION

		GENETIC TECHNOLOGIES LIMITED GENETICS WAIKATO	PHASE 3 SITE PLAN WITH AERIAL	ARCHITECTURAL 2530986-AR-0531	10
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