

# T.A. Reynolds Limited



3 Pukekohe East Road  
Pukekohe 2120  
New Zealand

**Phone** 09 238 5418

**Fax** 09 238 9428

**Email** admin@reynoldsproduce.co.nz

## SUBMISSION TO WDC HEARING COMMISSIONERS 14 OCT 2019

T A Reynolds Ltd is a family owned farming business involved in the growing and packing of vegetables and fruit, and cattle fattening in the Pukekohe and Tuakau areas.

We operate on several blocks on the outskirts of Tuakau at Bollard Road, Whangarata Road , Buckland Road and Elizabeth Street.

The blocks on Bollard Road and Whangarata Road are zoned Industrial but are presently being used for kiwifruit and vegetable production. The block at Elizabeth street is zoned Residential but is presently being used for vegetable production.

The first part of our submission relates to these residential and industrial zoned blocks that are being used for rural activities. We are paying a large amount of rates on these properties -\$56,000 this year for very little in the way of service. Under the old Franklin District Council rating system, we were given a rates discount by way of an 'urban farmland roll'. This may not be the forum for this discussion but we would like the WDC to investigate a more reasonable rating system.

The Second part of our submission relates to the block on Buckland Road. This block is zoned rural with a small portion zoned residential and is presently being used for vegetables (35 acres) and cattle (60 acres). This block is proposed to be rezoned to residential under the new WDC Plan.

We agree with this block being rezoned but we would like to be involved in the layout of the planning maps. A new western link road from Buckland Road near Blacks Bridge across our farm into Tuakau will have very positive outcomes for the town. There are several unconnected roads on the western boundary of Tuakau and these can all be linked to allow greater access for an expanding town. The Planning Maps show a mixture of residential lots and recreation fields for this block.

There is an opportunity for a far greater use of this land than just housing and sports fields. This is one of the last remaining large blocks of reasonably contoured land within close proximity to an established town and the railway line to Auckland and Hamilton as well being a relatively short distance to the State Highways 1&2 interchange. We believe that this block would be a great site for a new Hospital to serve the residents of Pukekohe, Bombay, Tuakau, Onewhero, Pukekawa, North Waikato, Maramarua etc. This may be a very ambitious proposal but we believe the conversation should certainly be had with the DHB's and the necessary Govt Departments. If this went ahead it would be a great employer for the Pukekohe Tuakau Pokeno area both during construction and when it is operational. There is ample land in and around Tuakau for the future residential requirements of medical staff and the district is a great area to reside in.

Thank You for the opportunity to present to you today.

Sincerely Peter Reynolds on behalf of the Reynolds Family