From: "Esther Neill" <EstherN@nicholsonsurveying.co.nz>
Sent: Fri, 28 Aug 2026 09:50:09 +1200
To: "submissions@southwaikato.govt.nz" <submissions@southwaikato.govt.nz>
Cc: "rwnicholas@xtra.co.nz" <rwnicholas@xtra.co.nz>
Subject: PC4 Submission on behalf of R & W Nicholas
Attachments: PC 4 Submission - R and W Nicholas.pdf

Good Morning

Please find attached a submission on behalf of Rod and Wendy Nicholas. Please direct all correspondence directly to Rod and Wendy via rwnicholas@xtra.co.nz.

Kind regards
Esther

Esther Neill
Planning Lead
O [redacted]

My normal work days are Mon, Tues, Thurs and Fri.

NICHOLSON SURVEYING LIMITED

43 Arapuni St, Putāruru

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Submission Re SWDC Proposed Tokoroa Growth Cells and Tokoroa Residential Future Urban Zone 2 - Paroanui Road.

Dear Sir / Madame,

RJ & WN Nicholas have farm land which has been identified as Future Urban Zone (FUZ), located off Paraonui Road.

We are currently dairy farming this land as it has been since 1946, [although this particular block was amalgamated into our family ownership in 1999]. We currently have no intention of subdivision or selling parts of our farm.

The current main infrastructure on the identified proposed urban land is a deep well water source which serves our stock and our farmhouses as required.

Our farming business is neither for nor against the proposal as we understand Councils have a role to plan future developments for the town's growth.

Our business requests that this proposed land zoning change and its valuation for rate demands remains rural farming right up to the time it is subdivided.

We are farmers not urban land developers, so our rating base should remain rural farming.

Thank you for considering our submission.

Rod and Wendy Nicholas

Matanuku Rd

RD 1

Tokoroa

[redacted]

- The Submitter does not consider it can gain an advantage in trade competition through this submission.
- The Submitter wishes to be heard in support of its submission.
- If others make a similar submission, the Submitter will consider presenting a joint case with them at a hearing.