

5 July 2007

Our ref: H480
Your ref: Wayne Allen

Waipa District Council
Private Bag 2402
Te Awamutu

Attention: Mr Wayne Allan

Dear Wayne

Meridian 37 Limited - Proposed Private Plan Change, Raynes Road, Rukuhia

Further to the meeting held on 13th June with Mark Chrisp (Environmental Management Services Limited), Tony Schramm (Schramm Law) and Brian Hermann (Meridian 37), I attach for your information, review and comment, a copy of a concept plan for the development of land bounded by Raynes Road and State Highway 1 (Airport Road), the majority of which is within the ownership of Meridian 37 Limited.

As you will be aware it is my client's intention that this concept plan will form the basis of a request to council for a Private Plan Change to the Waipa District Plan. Preparatory work is now underway on the proposed change documentation including the Assessment of Environmental Effects. At this stage Council's input is sought to ensure that the proposal addresses all matters likely to have a bearing on its processing.

You will be familiar with the broad concept but briefly, it comprises the proposed rezoning of land from rural to a mixed use configuration of industrial land to the west of the existing access road, business uses to the east of this road providing for the expansion of the pilot training facility, with residential allotments and a site for a future hotel/motel overlooking the river to the north.

Meridian 37 acknowledges the significance to the regional economy of planned new State Highway infrastructure and their proposals provide for it on an alignment understood to have been recently considered and reaffirmed by Transit New Zealand and their project partners.

The strong relationship between the site and the adjacent Waikato Airport, and the need to safeguard its future expansion is also evident in the proposal for development of Lot 1 to be by way of relocatable buildings. The rationale, here, being that such development would not close off opportunities for further extension of the Airport runway to accommodate larger aircraft. Whilst such a proposal does not feature as part of the Airport's own proposals for Private Plan Change, it is clearly advantageous to keep such an option open.

Riverside development of the proposed residential lots and hotel/motel takes advantage of a strong physical and visual relationship with the river and optimises opportunities for solar

orientation. Existing tree stands and natural ground contours provide definition and containment to the hotel/motel site and reinforce its riverside position.

Connectivity within the site is achieved by the planned extension of existing roads, ensuring that the development potential of riverside land would not be significantly affected by the route of the proposed State Highway and the access restrictions that would apply to such a route.

In terms of servicing it is proposed that sewerage services would be provided by a private package treatment plant, with water being provided from a groundwater bore. As the Plan indicates, Raynes Road would provide access between the site and the State Highway network.

Council's feedback on the above proposal is clearly important to ensure that preparation of the supporting documentation addresses all potential issues. If it would assist you in gaining a better understanding of the proposal, I would be pleased to discuss it with you in more detail. Please do not hesitate to contact me in that regard.

Yours Sincerely
Environmental Management Services Limited

Ian Johnson
Environmental Consultant

cc: Mr B Hermann
Mr T Schramm

