

**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

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**SUMMARY STATEMENT OF EVIDENCE OF MARK ANDREW MORGAN**

**(TITANIUM PARK LIMITED – CORPORATE OVERVIEW)**

**14 March 2023**

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**Counsel instructed:**  
JR Welsh  
ChanceryGreen  
223 Ponsonby Road  
Auckland 1011



1. My name is Mark Andrew Morgan. I am the Chief Executive of Titanium Park Ltd (“TPL”), one of the joint applicants for Plan Change 20 (“PC20”). I am also the Chief Executive of Waikato Regional Airport Limited (“WRAL”), which is TPL’s holding company and operates Hamilton Airport.
2. My responsibilities extend to the leadership and oversight of WRAL Group operations, including the Group property interests (TPL).
3. I set out my involvement with PC20 in my Evidence in Chief.

### **Environmental management and corporate responsibility**

4. TPL, and the Group generally, are committed to the long-term good of the environment. Kaitiakitanga (guardianship) and sustainability are core team values and key themes in all company strategy documents. I summarise the Group’s approach to environmental management and corporate responsibility in my Evidence in Chief.

### **Mana whenua**

5. TPL and the wider Group companies greatly value the longstanding positive relationships they hold with mana whenua. There is a history of good faith engagement between mana whenua and the Airport companies on a range of issues. The Group seeks to foster these relationships through ongoing engagement and initiatives based on mutual trust and transparency.

### **Titanium Park**

6. Titanium Park is a master planned business park catering for a range of industrial and commercial activities. It is centrally located between Cambridge, Hamilton and Te Awamutu. It is also at a central junction between Auckland, Tauranga, New Plymouth, Taupo, and Rotorua. A key advantage of Titanium Park is therefore its accessibility and connectivity. It is equipped with high-quality business infrastructure, local and national highway connections, and is centrally located to Waikato agri-business.
7. Titanium Park includes several precincts: Raynes, Central, Southern, Western, Aviation, Airport and Northern. Very high demand for land at Titanium Park has meant the land within the Southern, Western, Central and Raynes Precincts has either already been developed or has largely been purchased for development.

## **PC20 Northern Precinct extension**

8. The PC20 request and the evidence before the Panel represents the culmination of several years' work.
9. In practical terms, key features of the proposed PC20 development include:
  - (a) Extending the Northern Precinct (currently 41ha but undeveloped) by an additional approximately 89ha to create a new Northern Precinct of approximately 130ha to meet the district and region's future demand for business land.
  - (b) Industrial and other business activities that establish within the Northern Precinct extension may include warehouses, manufacturing, logistics, data centres and other similar uses. The internal road layout can accommodate small and large businesses, as well as businesses which may benefit from direct airside access to the Airport's main runway.
  - (c) A range of ecological protection/enhancement measures are proposed, including a bat habitat area.
  - (d) PC20 includes a range of opportunities for landscape, character, and urban design enhancement.
  - (e) PC20 incorporates a range of cultural initiatives resulting from engagement with mana whenua.
  - (f) Two gateways have been identified to provide the initial road access to the Northern Precinct.
10. TPL and Rukuhia Properties Ltd are long-term neighbours with longstanding interests and relationships in the community. Collaboration to date has reinforced to me that both parties are committed to a quality and enduring development legacy in the form of PC20.

## **Engagement/consultation**

11. As part of its commitment to environmental management and the community, TPL has engaged with a wide range of parties. TPL is committed to the local and regional communities and to delivering a quality Titanium Park Northern Precinct extension. TPL places high importance on community and stakeholder involvement in the project and has prioritised meaningful engagement.
12. In terms of engagement with mana whenua, TPL has – with mana whenua groups – continued with the history of productive engagement on Airport-related issues. TPL and

RPL engaged Mr Hill of Te Hira Consultants Ltd to assist with mana whenua engagement on the Northern Precinct, including preparation of a Cultural Impact Assessment ("CIA"). A number of hui have been held on PC20, and several initiatives have been incorporated into PC20 as a result of dialogue with mana whenua. Development of a Memorandum of Understanding is being pursued. TPL is committed to responding to the CIA's recommendations and continuing with a long term and enduring relationship.

### **Response to submissions**

13. Throughout the project, TPL and RPL have attempted to take on board and respond to feedback from the community and stakeholders. TPL and RPL, along with the independent consultant team, have carefully reviewed all submissions and have sought to respond to matters raised where practicable. This has resulted in several post-notification changes to PC20 which TPL and RPL are now proposing, and which are supported by the applicants' team of independent expert advisors.

### **Conclusion**

14. Following the very strong uptake of existing Titanium Park offerings, TPL is confident that now is the appropriate time to be planning for the extension of the Northern Precinct through PC20.
15. TPL considers that PC20 represents a valuable opportunity for the company and the local and regional community. It will facilitate the expansion of a strategically located and coordinated high-quality master planned business park in a manner that has been carefully designed to manage all environmental effects. TPL is confident that PC20 will deliver a high-quality modern Titanium Park extension that positively addresses the wants and needs of the local and regional communities as a whole.

**Mark Morgan**  
CEO, Titanium Park Limited

14 March 2023