

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

SUMMARY STATEMENT OF EVIDENCE OF LEONARD NIGEL FRANK RICHARDS

(RUKUHIA PROPERTIES LIMITED – CORPORATE OVERVIEW)

14 March 2023

Counsel instructed:
JR Welsh
ChanceryGreen
223 Ponsonby Road
Auckland 1011



1. My full name is Leonard Nigel Frank Richards – preferred name Nigel. I am the former General Manager of McConnell Property Limited (“MPL”). MPL are assisting Rukuhia Properties Limited (“RPL”) which, jointly with Titanium Park Limited (“TPL”), made the request for Private Plan Change 20 (“PC20”).
2. I am also a former director of Titanium Park Development Limited (“TPDL”) which was a 50% joint venture partner with TPL that formed Titanium Park Joint Venture (“TPJV”). TPJV was the entity that applied for as Plan Change 57 in 2007 which rezoned the non-aeronautical land around Hamilton Airport from Rural to Airport Business Zone which was branded as the Titanium Park Business Park.
3. My evidence in chief sets out my relevant property development background.
4. For PC20 I have been responsible for day-to-day decisions on behalf of RPL while Mr Yates has maintained a strategic overview of RPL’s interests.
5. Around 2007 interests associated with both Waikato Regional Airport Ltd (“WRAL”) and McConnell family signed a Joint Venture Agreement which formed TPJV supporting the intent to work together in rezoning and subsequently developing a portion of the non-aeronautical land surrounding Hamilton Airport.
6. The rezoning was advanced through Plan Change 57 and covered some 117ha. Plan Change 57 became operative in 2008 with the related Structure Plan incorporated into the Waipā District Plan and became known as Titanium Business Park.
7. In recognition of its strategic airside location, TPJV acquired an adjoining circa 103ha property (formerly the Montgomerie farm) in 2007. The property was viewed as a natural extension to the ‘precinct’ framework that underpinned the emerging Structure Plan for Titanium Business Park and was subsequently referred to as the Northern Precinct. The intent was that it would be rezoned to Airport Business in the future via a Proposed District Plan review process and in 2012 TPJV lodged a submission in 2012 to Waipa District Council’s Proposed District Plan (PDP) seeking approximately 41ha of the airside land of the farm be rezoned to Airport Business. The submission was accepted and this land was included in the Structure Plan and identified as the Northern Precinct of Titanium Park.
8. In 2016 the TPJV was dissolved. As part of the termination TPL took responsibility for owning, managing and developing the Central and Southern Precincts of Titanium Park, while TPDL (under MPL’s management) did similar for the Western and Northern Precincts. MPL subsequently sold the Northern Precinct back to TPL and progressively

sold down all of the Western Precinct over the following 4 years. TPDL was subsequently wound up in 2020.

9. When we learned of TPL's intention to expand its Airport Business Zone, RPL saw the logical extension of that zoning and related desire to enhance the business environment offered within the existing Titanium Park. A master planning exercise commenced which underpins the PC20 Structure Plan. Within the RPL Site, the desire has been to offer RPL flexibility in where Genetics facilities could be positioned while also preserving the potential for adjoining lots to be developed.
10. As part of the Titanium Park development, I was involved in the preparation of the Design Guidelines which are attached to Mr Morgan's statement of evidence. The intention is to apply those Design Guidelines (with any necessary updated provisions) to the RPL Site to ensure that both the public and private realm of the Northern Precinct reflect a quality business environment.
11. RPL and TPL have approached PC20 in a co-ordinated and mature manner aimed at providing for an integrated approach to the plan change. PC20 provides a logical extension to the Airport Business Zone in a manner that has been subject to thorough expert assessment and master planning process.

Nigel Richards

14 March 2023