

Kaunihera | Council

Mēneti Wātea | Open Minutes



Minutes of a meeting of Matamata-Piako District Council held in the Te Aroha Council Chambers, 35 Kenrick Street, Te Aroha, TE AROHA on Wednesday 11 November 2020 at 9am.

Ngā Mema | Membership

Koromatua | Mayor

Ash Tanner, JP (Chair)

Koromatua Tautoko | Deputy Mayor

Neil Goodger

District Councillors

Donna Arnold

Caitlin Casey

Teena Cornes

Bruce Dewhurst

James Sainsbury

Russell Smith

Kevin Tappin

James Thomas

Sue Whiting

Adrienne Wilcock

Ngā whakapāha | Apologies

Kaimahi i reira | Staff Present

Author Name	Author Title	Item No.
Don McLeod	Chief Executive Officer	
Tamara Kingi	Committee Secretary and Corporate Administration Officer	
Susanne Kampshof	Asset Manager Strategy and Policy	7.1, 7.2, 7.7, C1
Manaia Te Wiata	Group Manager Business Support	7.1, 7.2, 7.3, 7.4, 8.1
Mark Naudé	Parks and Facilities Planner	7.2, 7.7, C1
Anna McLoughlin	Communications Coordinator	7.2
João Paulo Silva	RMA Policy Planner	7.4, 7.5, 7.7
Ally van Kuijk	District Planner	7.5, 7.7
Dennis Bellamy	Group Manager Community Development	7.7
Roger Lamberth	Property and Community Projects Manager	8.1
Christopher Lee	Project Manager	8.1

I reira | In Attendance

	Time In	Time Out
Chloe Blommerde – Stuff Reporter (Waikato Times)	9.00am	10.40am
Amy Marfell – Sport Waikato	9.16am	10.10am
Matthew Cooper – Sport Waikato	9.16am	10.10am
Bill Cooksley – Sport Waikato	9.16am	10.10am

1 Whakatūwheratanga o te hui | Meeting Opening

Mayor Ash Tanner declared the meeting open at 9.00am

2 Ngā whakapāha | Apologies / Tono whakawātea | Leave of Absence

There were no apologies.

No leave of absence was requested.

3 Notification of Urgent Additional Business

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“An item that is not on the agenda for a meeting may be dealt with at that meeting if-

- (a) The local authority by resolution so decides; and
- (b) The presiding member explains at the meeting, at a time when it is open to the public,-
 - (i) The reason why the item is not on the agenda; and
 - (ii) The reason why the discussion of the item cannot be delayed until a subsequent meeting.”

Section 46A(7A) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“Where an item is not on the agenda for a meeting,-

- (a) That item may be discussed at that meeting if-
 - (i) That item is a minor matter relating to the general business of the local authority; and
 - (ii) the presiding member explains at the beginning of the meeting, at a time when it is open to the public, that the item will be discussed at the meeting; but
 - (iii) no resolution, decision or recommendation may be made in respect of that item except to refer that item to a subsequent meeting of the local authority for further discussion.”

4 Whāki pānga | Declaration of interest

Members are reminded of their obligation to declare any conflicts of interest they might have in respect of the items on this Agenda.

5 Whakaaetanga mēneti | Confirmation of minutes

COUNCIL RESOLUTION

That the minutes of the meeting of the Ordinary Meeting of Matamata-Piako District Council held on Wednesday, 14 October 2020, be confirmed as a true and correct record of the meeting.

Moved by: Cr A Wilcock

Seconded by: Cr D Arnold

CARRIED

6	Take i puta mai Public Forum	
	There were no public speakers.	
7	Decision Reports	
7.1	Matamata Bypass - New Designation and sale of surplus land	5
7.2	Sport Waikato Quarterly Report 1 July - 30 September 2020	13
7.3	Vesting of Local Purpose Reserve (Road Reserve) at Williams Avenue, Morrinsville as Road	14
7.4	Plan Change 1 – Recommendation points on section 274 appeal notices.	18
7.5	Public Notification - Proposed Plan Change 53: Settlements.	21
8	Information Reports	
8.1	New Morrinsville i-Site Toilets	24
8.2	Mayoral Diary - October 2020	27
9	Public Excluded	
10	Procedural motion to exclude the public	
C1	Lockerbie Land Acquisition and Reserve Development	28

8 Decision Reports

Matamata Bypass - New Designation and sale of surplus land

CM No.: 2360997

Rāpopotonga Matua | Executive Summary

Some funding in the 2018 LTP was allocated to design and planning in 2020 for the Matamata Bypass Designation. As part of this an external consultant was engaged to look into the suitability of the existing designation, some traffic modelling, further investigation into the designation alignment and also some risk analysis around re-designating or not.

It was found that the current designation was not fit for purpose and significant investigation was required to modify the designation as it did not provide for appropriate intersections and sufficient width for the bypass and other necessary components. If constructed, the bypass would likely attract less than 2,000vpd in 2031.

The designation has now lapsed and council needs to formally decide whether it wants to re-designate for a bypass in Matamata or whether it wants to retain the current roading network with the options of making some improvements in the future and selling some of the land that was acquired for the purpose of the bypass.

COUNCIL RESOLUTION

That:

1. This information be received;
2. Council confirms it does not want to designate the current zoned bypass in Matamata;
3. Council confirms it wants to dispose of the industrial zoned land that was originally purchased for the use of the bypass.

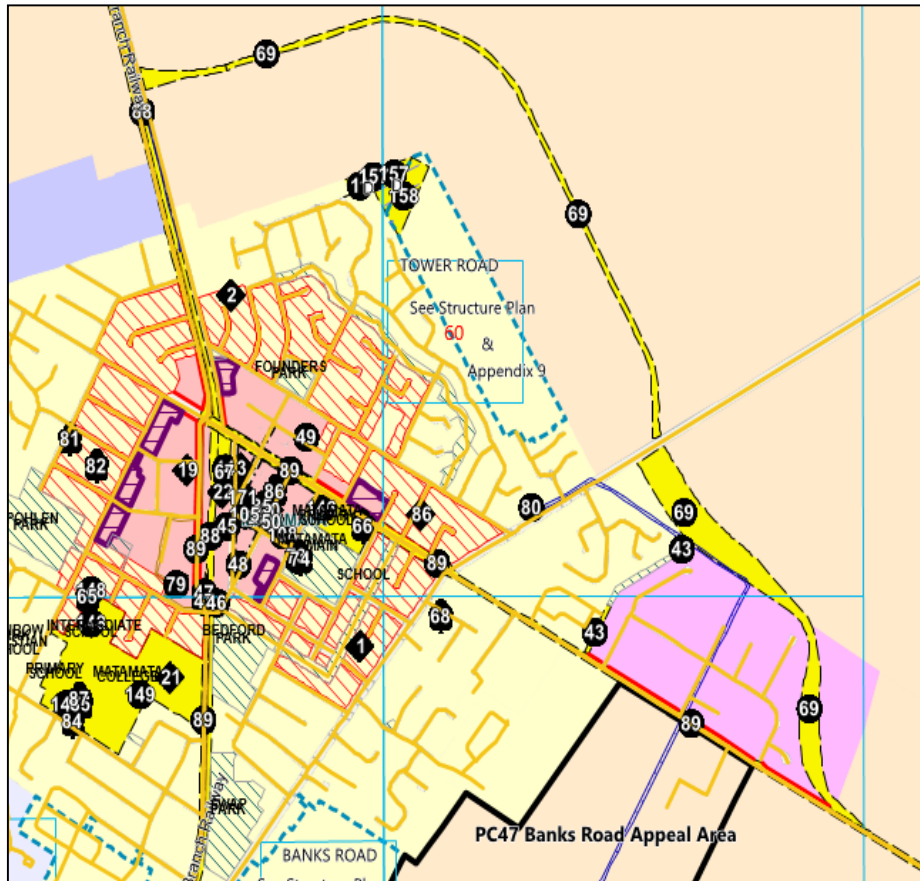
Moved by: Deputy Mayor N Goodger
Seconded by: Cr K Tappin

CARRIED

Horopaki | Background

At a workshop in February 2020 Council staff presented an update on the Matamata Bypass designation.

Existing designation became operative in 2005 with 15year life. It was discussed at the time that no substantial progress was made towards its implementation and it was unlikely that the designation could be extended.



If the Bypass is to be retained, a new notice of requirement to re-designate the bypass needs to be lodged with the MPDC planners. This would require Council to proceed with an application which would require for the first stage to complete a scope of works and a concept design for the bypass. It would also require specialist's studies to support the application on Noise, landscaping, ecological, and any other potentially applicable reports. The estimated cost is likely to be in excess of \$300,000.

Some funding in the 2018 LTP was allocated to design and planning in 2020. As part of this an external consultant was engaged to look into the suitability of the existing designation, some traffic modelling, further investigation into the designation alignment and also some risk analysis around re-designating or not.

The traffic report highlighted the following:

- The current designation was not suitable as it did not allow for sufficient width at a number of places to provide for a high standards bypass. There was insufficient space for a grade separated intersection at SH27, no allowance for a roundabout at Tower Road intersection and also potentially some additional land at the SH24 intersection.
- The traffic modelling showed that when the Waikato Expressway is completed the total reduction of traffic on Broadway is still 10% and the reduction of Heavy Vehicles between 20%-30%. The modelling also looked at the reduction on Broadway as a result of a bypass and the traffic on the bypass. The figures showed that even in 2041 there would be less than 2,000 veh/day on the bypass and the reduction on Broadway would reduce by 15%-20%.

- The model outputs show that all intersections within the Matamata urban are operating at LOS A or B. This indicator is: “*stable flow with some restrictions on driver’s freedom to select their desired speed and that capacity improvements are not required*”. This indicated that a bypass was likely to rely on providing other less tangible benefits (e.g. urban amenity).
- Further investigation assessed the risks around not re-designating the bypass in the future.

Name	Description	Threat/ Opportunity	Consequence	Likelihood	Risk Score
Unexpected growth	Unexpected growth may increase demand for a bypass of Matamata which will require designation in the future.	Threat	Medium	Unusual	High
Need for investment in Broadway Corridor	Will likely require investment within Broadway corridor is not budgeted for. The current form and function of Broadway may not be appropriate for an increase in population and traffic growth. Future investment needs to balance the “place” function of the town centre and “movement” function of Broadway.	Threat	Medium	Unlikely	High
Investment in Broadway Corridor	If the designation is not required, the funding allocated for the bypass could be used elsewhere for example safety and pedestrian improvements within Matamata and along Broadway.	Opportunity	Major	Likely	Very High
Future Land Purchase	If the bypass is required in the future land acquisition will be required as the designation is unlikely to be wide enough. This process could be complex and protracted especially if the land is developed or existing land use changes.	Threat	Medium	Unlikely	High
Disposal of designated land	If the designation is no longer required Council will be able to sell the land.	Opportunity	Major	Expected	Very High
Industrial Land Development	The existing land where the designation joins SH24 could be developed as industrial which will mean a future bypass designation would have to be longer in the future leading to increased costs.	Threat	Medium	Unlikely	High

Ngā Take | Issues / Kōrerorero | Discussion

New Bypass Designation

As discussed above, a new appropriate bypass designation is likely to cost around \$300,000. The cost of actual construction of a bypass cannot be calculated until a design has been developed but it is likely to be in the \$40 million to \$50 million range with the additional work required at the intersections at State Highway 27, Tower Road and State Highway 24.

If it is decided to not look at designating the land for a future bypass, then Council needs to consider the following points.

Disposal of previously designated land – Rural parcels

The map below indicates which of the land it currently owns along the old bypass designation. The three parcels of rural land are currently leased out, approximately 39.3ha in total.

Council could sell off all the land it owns where it hasn’t identified a future use for it. Some further investigation work by a specialised property company would be required to make sure the land is packaged up so it can easily be sold and put together the best proposal. Access to the

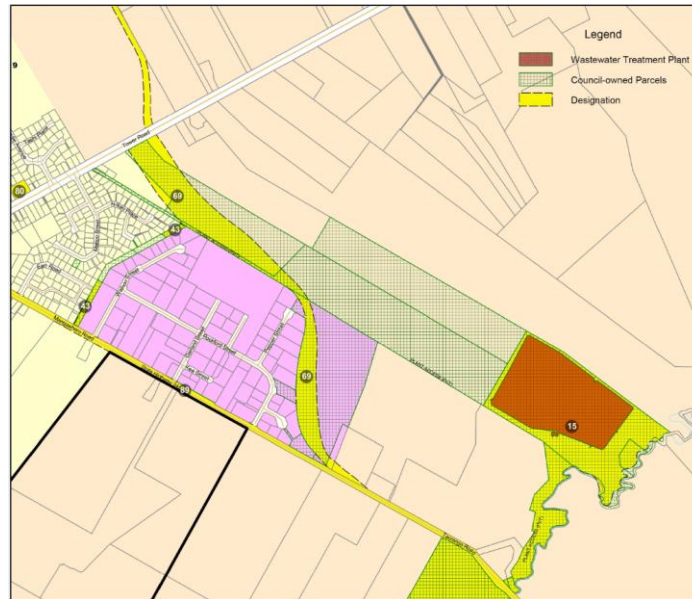
wastewater treatment plant will need to be formalised as are road access for all the identified land. There is also the Matamata overland flow path that runs through the south eastern rural lot and then traverses along the boundary between the two lots also needs to be subdivide out or an easement created.



The only future use of the land that needs to be considered is the proximity to the waste water treatment plant and whether there is the opportunity to use the land for any type of land disposal in the future. Although discussed at a very high level in the Activity Management plans the current preferred proposal for the Matamata Wastewater treatment plant upgrades includes piping to the Waihou River and upgrading the current plant.

When disposing of land Council needs to think about the objective and outcome it wants to achieve. Does it want to see the best return or does it want to see the best use of the land for general community benefit.

The industrial zoned land is discussed in more detail in the next heading. Although not part of this decision, council should also consider whether it wants to zone any of the rural adjoining land industrial, it would make sense to include the Council owned land and also the privately owned land between State Highway 24/Mangawhero Stream/Sewer ponds. There have been enquiries for Industrial land and currently this is the only land undeveloped and zoned industrial.



Industrial Land Development

Council has declared 26 Rockford street as surplus in the past but it looked at subdividing the land to allow for the bypass land to be retained. This caused a number of difficulties from an access point of view and placed restrictions on the use of the land.

Without the designation in place it makes it much simpler apart from some roading upgrade works likely being required.

The land is 14.2 ha which is zoned industrial. Expressions of interest has been received to purchase the land. Whether Council wants to look at selling the land as one section or whether it wants to investigate being more involved in the actual subdivision and development process. Resourcing and other staff priorities would mean an external project manager would need to be engaged to explore these options further.

The discussion around potentially developing a new resource recovery centre in this vicinity would also need to be flagged now and land subdivided off for this. Initial proposals indicate that 2ha of land would be required to provide for a sufficient space for this to cater for the future demand and requirements.

Again, Council needs to think about the objective and outcome it wants to achieve. Does it want to see the best return or does it want to see the best use of the land for general community benefit.

Investment in Broadway and any other potential improvements

One of the key issues identified in the investigation work is that although congestion isn't a major problem, there are safety issues identified through the town as a result of the number of trucks, vehicles, pedestrians and cyclists and the mixture of these modes of transport.

The large number of heavy vehicles through the Town Centre can also be seen as detracting from the urban amenity.

As part of the investigation work in 2019/20 Council staff consulted with the NZ Transport Agency (Waka Kotahi) and the following concerns were raised:

- SH24 carries a high volume of trucks which are travelling to and from the Port of Tauranga.

- There has been an increase in the number of tourists visiting Matamata, and this has created safety issues with pedestrians crossing SH24 and taking photos at the Matamata Information Centre.
- The Matamata community have raised concern about the safety of the zebra pedestrian crossing in the centre of town and have made requests for traffic signals to be installed.
- Matamata Primary School is situated beside SH24, which has on street parking and operates a school patrol during the school arrival and departure periods.
- The Hauraki Rail Trail has recently been extended to the Matamata Town Centre.

The Matamata Streetscape upgrade, and specifically the Hetana Street Trial is currently looking to improve the safety issues outside the Matamata information centre. The master plan is also completing some investigation work into Hetana Street becoming a destination place and providing better linkage within town.

It is recommended that once the scope of the above work is identified a stocktake be completed and any further safety work along Broadway be investigated and brought back to Council for discussion.

Mōrearea | Risk

A risk assessment was completed and the following data is a summary.

Name	Description	Threat/ Opportunity	Consequence	Likelihood	Risk Score
Unexpected growth	Unexpected growth may increase demand for a bypass of Matamata which will require designation in the future.	Threat	Medium	Unusual	High
Need for investment in Broadway Corridor	Will likely require investment within Broadway corridor is not budgeted for. The current form and function of Broadway may not be appropriate for an increase in population and traffic growth. Future investment needs to balance the “place” function of the town centre and “movement” function of Broadway.	Threat	Medium	Unlikely	High
Investment in Broadway Corridor	If the designation is not required, the funding allocated for the bypass could be used elsewhere for example safety and pedestrian improvements within Matamata and along Broadway.	Opportunity	Major	Likely	Very High
Future Land Purchase	If the bypass is required in the future land acquisition will be required as the designation is unlikely to be wide enough. This process could be complex and protracted especially if the land is developed or existing land use changes.	Threat	Medium	Unlikely	High
Disposal of designated land	If the designation is no longer required Council will be able to sell the land.	Opportunity	Major	Expected	Very High
Industrial Land Development	The existing land where the designation joins SH24 could be developed as industrial which will mean a future bypass designation would have to be longer in the future leading to increased costs.	Threat	Medium	Unlikely	High

Ngā Whiringa | Options

To provide some clarity around future planning and provide land owners with certainty, Council needs to make a decision whether it wants to look at designating some land for a future bypass in Matamata.

The Data from the traffic report completed indicates that from a traffic volume perspective the need is not there now or in the future. This indicated that a bypass was likely to rely on providing other less tangible benefits (e.g. urban amenity).

The options for Council are as following:

- Designate land for a future bypass
- Status Quo (no designation in place)

If Council doesn't want to designate any land for a future bypass, it should consider whether it wishes to sell the currently owned land it originally acquired for the use of the bypass. There are currently three rural properties and the industrial zoned land which is in Council ownership.

As discussed earlier in the report, Council could consider a more involved process for the industrial land. Whether it wants to investigate a partnership approach to subdivide the land and see it developed or whether it wants to sell the land on the open market.

Council is asked to provide some direction on how it wants to proceed.

Ngā take ā-ture, ā-Kaupapahere hoki | Legal and policy considerations

There are no policy or bylaw issues associated with the designation.

If Council wishes to designate land for a bypass it needs to include funding for this. An estimated cost of \$300,000 of operational money is required to designate the land.

Ngā Pāpāhonga me ngā Wātaka | Communications and timeframes

As part of the 2018 Long Term Plan council had allocated some funding to further investigate the extension of the bypass designation that was in place at the time. It was found that unless substantial progress had been made on the design the designation would lapse in July 2020.

A traffic report completed does not support the investment into the designation as traffic volumes and it also identified that the designation that was in place was also not suitable for a bypass with the current needs.

Council is now asked to consider what it wants plan for in the future.

Ngā take ā-lhinga | Consent issues

Consents will likely be required for the industrial zoned land, especially if Council wants to further explore utilising some of the land for a resource recovery centre.

Te Tākoha ki ngā Hua mō te Hapori me te here ki te whakakitenga o te Kaunihera | Contribution to Community Outcomes and consistency with Council Vision

Theme: Connected Infrastructure

Community Outcome: Infrastructure and services are fit for purpose and affordable, now and in the future.

Pānga ki te pūtea, me te puna pūtea | Financial Cost and Funding Source

Some funding was originally allocated in the 2018 Long Term Plan for investigation and design work. Subsequently some traffic modelling and general investigation work on the designation was completed.

If it wishes to re-designate land for a bypass it needs to allocate some funding in the 2021 Long Term Plan.

Ngā Tāpiritanga | Attachments

There are no attachments for this report.

Ngā waitohu | Signatories

Author(s)	Susanne Kampshof Asset Manager Strategy and Policy	
Approved by	Manaia Te Wiata Group Manager Business Support	

Sport Waikato Quarterly Report 1 July - 30 September 2020

CM No.: 2362777

Rāpopotonga Matua | Executive Summary

The quarterly report for 1 July 2020 – 30 September 2020 is attached to this report, as per Memorandum of Understanding between Sport Waikato and Matamata-Piako District Council.

COUNCIL RESOLUTION

That:

1. The report be received.
2. The Council thank and acknowledge Lou Beer's efforts in the past.

Moved by: Cr A Wilcock

Seconded by: Cr C Casey

CARRIED

Horopaki | Background

Sport Waikato receives funding from Council as part of the Long Term Plan. Reporting quarterly is a requirement of the Memorandum of Understanding between Sport Waikato and Matamata-Piako District Council.

Ngā Tāpiritanga | Attachments

- A. Matamata Piako District Report July - September 2020

Ngā waitohu | Signatories

Author(s)	Stephanie Glasgow Committee Secretary and Corporate Administration Officer	
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Approved by	Michelle Staines-Hawthorne Corporate Strategy Manager	
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	Don McLeod Chief Executive Officer	
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Vesting of Local Purpose Reserve (Road Reserve) at Williams Avenue, Morrinsville as Road

RM No.: 2364986

Rāpopotonga Matua | Executive Summary

Pursuant to section 111 of the Reserves Act 1977, it is requested Council resolve that Lot 95 Deposited Plan South Auckland 62627 Williams Avenue in Morrinsville, which is presently vested in Council as a Local Purpose Reserve (Roading), is required for the purposes of a road and is dedicated as road accordingly.

COUNCIL RESOLUTION

That:

1. The report be received;
2. Pursuant to section 111 of the Reserves Act 1977, Council resolves that the local purpose (road) reserves vested in it and described in the Schedule, be dedicated as road Schedule

Area 469 m²

Description Lot 95, DPS 62627; as contained in cancelled Record of Title SA43D/637
3. Any legal and transfer costs associated with the dedication, be borne by the applicant.

Moved by: Deputy Mayor N Goodger

Seconded by: Cr K Tappin

CARRIED

The meeting adjourned for morning tea at 10.10am and reconvened at 10.20am.

Horopaki | Background

Williams Avenue in Morrinsville is at the eastern end formed as a cul de sac. The land that the cul de sac is located on however is not legal road. It is currently vested in Council as Local Purpose Reserve (Roading).

Ngā Take | Issues / Kōrerorero | Discussion

Recent discussions with a land owner over the ability to access the rear of their Coronation Road property in order to further subdivide and develop the lot has raised the status of the land as not technically being road.

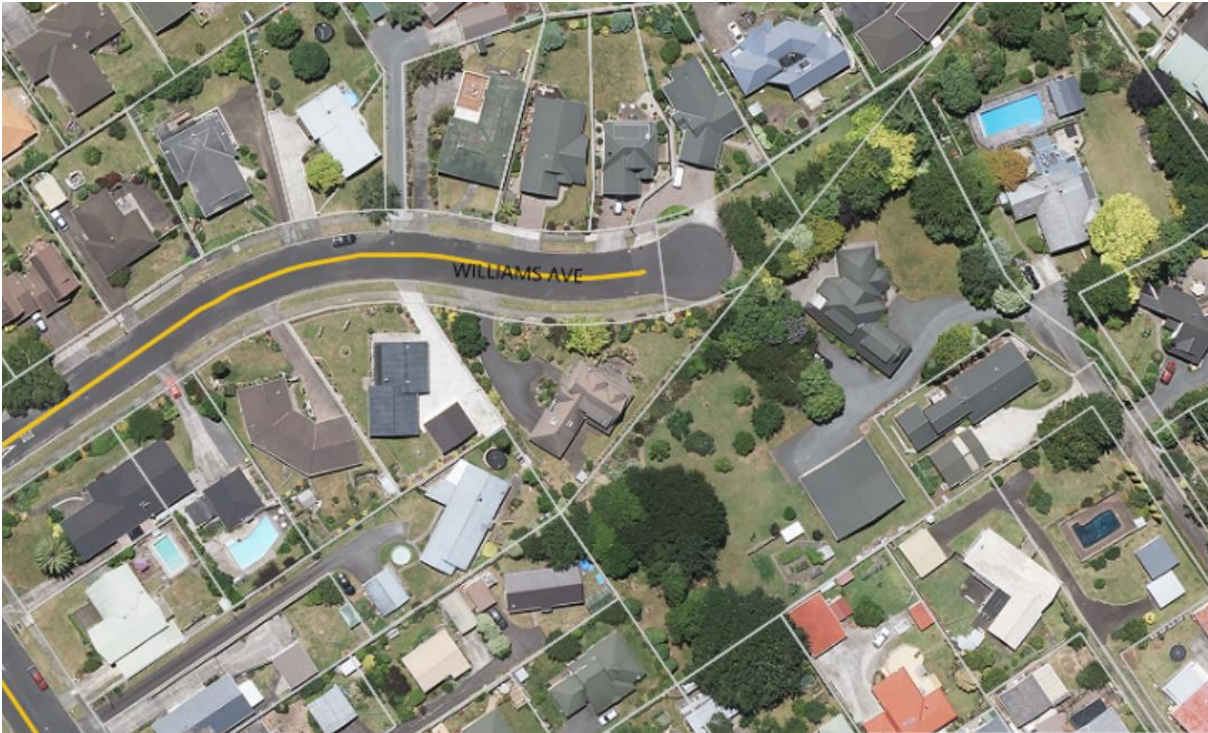
While the proposed subdivision needs to be assessed in more detail Council staff support the legalisation of the formed cul de sac as road. This brings the legal status of the road in line with the formation.

Ngā Whiringa | Options

Council could:

- Resolve to dedicate the land as road
- Resolve not to dedicate the land as road





Ngā take ā-ture, ā-Kaupaphere hoki | Legal and policy considerations

Section 111 of the Reserves Act 1977 provides that where any land is vested in any local authority for the purposes of a road reserve and the land is required for the purposes of a road, the land may be dedicated as a road by resolution of the local authority, and lodged with the District Land Registrar.

Ngā Pāpāhonga me ngā Wātaka | Communications and timeframes

There are no communication or consultation issues. Staff have been in communication with the land owner's representative and advised that the legalisation process is being considered.

Ngā take ā-Ihinga | Consent issues

Section 111 of the Reserves Act 1977 requires Council to resolve the land be declared as road. There are no other consent issues.

Timeframes

Following the passing of a resolution, the relevant documents will be lodged with Land Information New Zealand to complete the process of vesting the land as road.

Te Tākoha ki ngā Hua mō te Hapori me te here ki te whakakitenga o te Kaunihera | Contribution to Community Outcomes and consistency with Council Vision Theme: CONNECTED INFRASTRUCTURE

Community Outcomes:

- Infrastructure and services are fit for purpose and affordable, now and in the future.
- Quality infrastructure is provided to support community wellbeing.

Pānga ki te pūtea, me puna pūtea | Financial Cost and Funding Source

The estimated cost of completing the road legalisation is \$3000 plus GST. This includes agent's fees time and the cost of lodgement of the relevant certificate with Land Information New Zealand.

An agreement is still to be confirmed, however the agent for the land owner has indicated they can contribute 50% of the costs in order to prioritise this work.

Remaining funding source will be from the existing Road Legalisation budget, which is intended to be used to resolve historic road legalisation issues.

Ngā Tāpiritanga | Attachments

There are no attachments for this report.

Ngā waitohu | Signatories

Author(s)	Michelle Staines-Hawthorne Corporate Strategy Manager	
Approved by	Susanne Kampshof Asset Manager Strategy and Policy	
	Don McLeod Chief Executive Officer	

Plan Change 1 – Recommendation points on section 274 appeal notices.

CM No.: 2364945

Rāpopotonga Matua | Executive Summary

On 22 April 2020 the decisions version of Proposed Waikato Regional Plan Change 1 was notified. Staff lodged a number of section 274 notices on the appeals received for PC1 prior to Council resolution in order to meet the required lodgement date. Council was advised on 23 September 2020 of the submissions lodged so that they could review the appeals lodged against and the individual points in those appeal.

At that meeting Council established a working group to consider the appeals and to recommend those appeals or parts of the appeal that Council could withdraw from.

The purpose of this item is to provide Council with the working group's recommendation on which appeals or points of appeal to withdraw as a section 274 party from.

The recommended from the working group is summarised in the attached memorandum.

COUNCIL RESOLUTION

That:

1. Council receives the memorandum of the working group.
2. Council resolves to withdraw from those points of appeal as recommended by the working group contained within the attached memorandum.

Moved by: Cr J Thomas

Seconded by: Cr D Arnold

CARRIED

Horopaki | Background

The Healthy Rivers/Wai Ora it's a bold first step in an 80-year journey to achieve rivers that have improved water quality, are safe for food gathering along their entire length and meet the requirements of *Te Ture Whaimana o Te Awa o Waikato, the Vision and Strategy for the Waikato River*.

It is a change to the Waikato Regional Plan, with rules to manage both point source discharges (such as sewage from towns and waste from factories) and non-point source discharges linked to agriculture. Developed with the community, it allows for the management of nitrogen, phosphorus, sediment and bacteria in the Waikato and Waipā rivers.

On 22 April 2020 the decisions version of Proposed Waikato Regional Plan Change 1 was notified. From that date the Proposed Waikato Regional Plan Change 1 was amended in accordance with the decision.

After 22 April 2020 all submitters on Proposed Plan Change 1 had the opportunity to appeal the decision.

Ngā Take | Issues / Kōrerorero | Discussion

On 23 September 2020 Council agreed to become a section 274 party to many of the appeals lodged against Healthy Rivers Plan Change 1. The 274 notices were lodged and filed at Environmental Court on 28 September 2020. Below are the notices that Council wishes to be heard:

- ENV-2020-AKL-000083 OJI Fibre Solutions (NZ) Limited v Waikato Regional Council
- ENV-2020-AKL-000084 Fonterra Co-operative Group Limited v Waikato Regional Council
- ENV-2020-AKL-000085 Waipa District Council v Waikato Regional Council
- ENV-2020-AKL-000086 Taupo District Council v Waikato Regional Council
- ENV-2020-AKL-000087 Horticulture New Zealand v Waikato Regional Council
- ENV-2020-AKL-000091 Hamilton City Council v Waikato Regional Council
- ENV-2020-AKL-000092 South Waikato District Council v Waikato Regional Council
- ENV-2020-AKL-000094 Royal Forest and Bird Protection Society of New Zealand Incorporated v Waikato Regional Council
- ENV-2020-AKL-000095 Mercury NZ Limited v Waikato Regional Council
- ENV-2020-AKL-000096 Director-General of Conservation v Waikato Regional Council
- ENV-2020-AKL-000097 DairyNZ Limited v Waikato Regional Council
- ENV-2020-AKL-000098 Wairakei Pastoral Limited v Waikato Regional Council
- ENV-2020-AKL-000100 Waikato and Waipa River Iwi v Waikato Regional Council
- ENV-2020-AKL-000101 Auckland/Waikato and Eastern Fish and Game Councils v Waikato Regional Council
- ENV-2020-AKL-000102 Federated Farmers of New Zealand v Waikato Regional Council

Given the short timeframe for notices to be lodged after the receipt of appeals, staff lodged a number of section 274 notices prior to seeking Council resolution. Council was advised at a meeting on 23 September 2020 of the appeals and the points of those appeals that submissions had been lodged against. Council resolved at that meeting to form a working group to ensure that the section 274 notices were appropriately targeted for matters of concern to this Council, and to recommend withdrawing from any appeal points that were not warranted or appropriate to pursue.

The working group consisted of:

- Ash Tanner (Mayor);
- Adrienne Wilcock (Councillor);
- Donna Arnold (Councillor);
- Kevin Tappin (Councillor);
- James Thomas (Councillor);
- Gina Sweetman (Consultant Planner);
- Ally van Kuijk (District Planner); and
- João Paulo Silva (Policy Planner).

The working group met on 21 October 2020. Having worked through the s274 notices and the appeal points that they relate to, the working group recommends that the Council withdraw from the points contained within the attached memorandum.

Mōrearea | Risk

Withdrawing from the selected points at this stage will not cause significant risks to Council, considering no formal processes or meetings have been held.

Ngā Whiringa | Options

Option 1.

Council accepts the working group's recommendation to continue with the majority of the points of appeal as a section 274 party and to withdraw from the selected points that are not considered warranted or appropriate to pursue.

Option 2.

Council does not accept the working group's recommendation and resolves to further consider the matter.

Ngā take ā-ture, ā-Kaupapahere hoki | Legal and policy considerations

The plan review process and appeals have been undertaken in accordance with the statutory provisions of the Resource Management Act 1991.

Ngā Pāpāhonga me ngā Wātaka | Communications and timeframes

There isn't a statutory deadline to withdrawn from the s274 notices. However, best practice is to do so as soon as possible to avoid any costs being sought against Council.

Pānga ki te pūtea, me te puna pūtea | Financial Cost and Funding Source

There will be no further costs for Council in order to withdraw on the selected points. The legal costs to be a section 274 party are within existing budgets.

Ngā Tāpiritanga | Attachments

A. Memo to MPDC PC1 October 2020

Ngā waitohu | Signatories

Author(s)	João Paulo Silva RMA Policy Planner	
Approved by	Ally van Kuijk District Planner	
	Dennis Bellamy Group Manager Community Development	

Public Notification - Proposed Plan Change 53: Settlements.

CM No.: 2365028

Rāpopotonga Matua | Executive Summary

The purpose of this item is to provide Council with the final changes for the proposed provisions, maps and evaluation report for “Proposed Plan Change 53 – Settlements”. Also, staff are seeking a Council resolution to publicly notify “Proposed Plan Change 53 – Settlements” for submissions in accordance with clause 5 of Part 1 of Schedule 1 of the Resource Management Act 1991.

The proposed provisions, maps and evaluation report have been circulated to Councillors under separate cover and will be tabled at the Council meeting.

COUNCIL RESOLUTION

That:

1. Council receives the final proposed provisions, maps and evaluation report
2. Council resolves to publicly notify “Proposed Plan Change 53 – Settlements” for submissions in accordance with clause 5 of Part 1 of Schedule 1 of the Resource Management Act 1991.

Moved by: Cr D Arnold
Seconded by: Cr A Wilcock

CARRIED

Horopaki | Background

The Settlements Plan Change is reviewing the planning rules and zoning for our small settlements and also for rural house sites. A key driver for the plan change is to identify and introduce a specific zone and planning rules for our small settlements.

For the past 18 months, Plan Change 53 – Settlements (the Settlements Plan Change) has been underway. This is part of the review process for the District Plan which Council is required to do every 10 years.

Councillors will be familiar with the Settlements Plan Change which has been through a series of Council workshops and two rounds of community and stakeholder consultation.

The plan review process has now reached the stage of public notification. This will allow submissions and further submissions on the proposed provisions which will then be heard by Council.

Council staff have prepared the final changes to the District Plan based on feedback and have prepared an evaluation report (Section 32 Report) which is required under the Resource Management Act 1991.

Ngā Take | Issues / Kōrerorero | Discussion

The key provisions of the Settlements Plan Change prepared for notification now include:

- A new Settlement Zone incorporating a Residential, Commercial and Industrial Precinct;

- A new section of the District Plan which provides activity rule and performance standards for activities within the Settlement Zones; and
- New provisions for reduced yard setbacks for rural house sites.

The Plan Change has been prepared in accordance with the statutory provisions of the Resource Management Act 1991 (RMA)..

Ngā Whiringa | Options

A number of different alternatives has been considered for the plan provisions. The final set of plan provisions have evolved and been modified in response to the feedback and input from our community and stakeholders, technical review and research and through Councillor guidance and input.

The plan review process requires that the assessment of alternatives is documented and set out in an evaluation report (Section 32 Report). Accordingly, an evaluation report has been prepared to support the plan provisions and notification process.

Ngā take ā-ture, ā-Kaupapahere hoki | Legal and policy considerations

The plan review process has been undertaken in accordance with the statutory provisions of the RMA.

Ngā Pāpāhonga me ngā Wātaka | Communications and timeframes

The RMA also sets out the notification process and timeframes for submissions and further submission. It is Council staff intention subject to Council resolution to notify the plan change on 18 November 2020 which will allow the first round of submission to be completed by 16 December 2020.

Te Tākoha ki ngā Hua mō te Hapori me te here ki te whakakitenga o te Kaunihera | Contribution to Community Outcomes and consistency with Council Vision

Theme: The Settlements Plan Change is consistent with our Council Vision ... *to make the Matamata-Piako District the 'place of choice' for lifestyle, opportunities and home.*

Community Outcome: The Settlements Plan Change will enable a more efficient set of plan provisions for our settlements and rural house sites and will enable and promote appropriate land use activities which will support our local communities.

Pānga ki te pūtea, me te puna pūtea | Financial Cost and Funding Source

The Settlements Plan Change has been prepared in accordance with Council's approved budget for our District Plan review and no additional funding is required.

Ngā Tāpiritanga | Attachments

There are no attachments for this report.

Ngā waitohu | Signatories

Author(s)	João Paulo Silva RMA Policy Planner	
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Approved by	Ally van Kuijk	
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	District Planner	
	Dennis Bellamy Group Manager Community Development	

9 Information Reports

New Morrinsville i-Site Toilets

CM No.: 2353907

Rāpopotonga Matua | Executive Summary

Council have identified a need for an additional public toilet near the i-Site on Thames Street, Morrinsville. A summary of the pros and cons for proposed locations was submitted to Council (attached). A preferred location has been identified, this is next to the i-Site on the corner of Canada and Thames Streets where there is currently a silver birch tree reaching the end of its natural life. The preferred location is considered to be in a safe and easy to find location and no car parking spaces are lost.

COUNCIL RESOLUTION

That:

1. Council note the contents of this report.
2. Council agree to install a toilet facility at the Morrinsville i-Site to a similar specification as the Studholme Street facility.

Moved by: Deputy Mayor N Goodger

Seconded by: Cr D Arnold

CARRIED

Horopaki | Background

Council received a sanitary assessment report in 2019, which included a review of public toilets. The recommendations for Morrinsville were:

- The old Studholme Street car-park toilets be removed and be replaced with one additional Exeloo unit.
- That consideration be given to an additional toilet in the central business area.

In discussion on the assessment, Council indicated a preference to locate an additional toilet near the Morrinsville i-Site. The old Studholme Street toilets are to remain at this stage.

Staff met with the Morrinsville i-Site management and the preferred location for the new toilet is next to the i-Site building on the corner of Canada and Thames Street. There is currently a silver birch tree reaching the end of its natural life at that site.

Discussions with businesses in the area have confirmed support for this location.

Ngā Take | Issues / Kōrerorero | Discussion

It is proposed to install a prefabricated facility similar to the Exeloo unit at Studholme Street and the new Waharoa Rest Area block.

Procurement from the two providers (Exeloo and Permaloo) is underway.

Both providers have a range of options with different features.

For both companies the prices range from \$98,500 to \$130,000 (GST exclusive).

The budget for this project is \$100,000

Irrespective of the option selected, Council will have the following costs over and above the external supplier costs:

- Building consent fees
- Council project management costs
- Service connection fees

We estimate this to be \$20,000.

The tender process will create some competitive pressure and so final total project cost cannot be confirmed at this stage.

Mōrearea | Risk

There are currently no identified risks.

Ngā Whiringa | Options

The different options for the location has been previously discussed and agreed. The preferred location is adjacent to the Morrinsville i-Site.

Exeloo provide a range of options with different finish levels. The nearest equivalent to the Studholme Street facility is the Jupiter Gold cubicle. This includes a LED control system and occupancy panel. Additionally, we would have the ability to electronically monitor the usage and remotely lock the toilet facility overnight if desired.

This facility has a range of automatic functions to reduce the need to touch for functions (approximately \$130,000).

An Exeloo with lower specifications with manual swing doors and locks and no ability to remotely manage is approximately \$110,000 (could be prone to vandalism).

Permaloo have provided a quote of approximately \$100,000, this facility is of a lower spec than both the Exeloo's above. This unit only uses manual systems throughout, including manual flushing toilets, taps, and soap dispenser.

Ngā Pāpāhonga me ngā Wātaka | Communications and timeframes

Adjoining businesses have been consulted and they have no objections to the proposed location. Based on the timeframe for Wairere Falls and Waharoa the likely installation date is mid-2021.

We have discussed the external imagery (wrap) for the toilet with Morrinsville i-Site management who has expressed a desire for a Cow theme.

Ngā take ā-Ihinga | Consent issues

Building consent will be required. An outline plan waiver is likely to be required.

Pānga ki te pūtea, me te puna pūtea | Financial Cost and Funding Source

The 2018-28 LTP, allocate \$100,000 “Redeveloping old (Studholme Street) toilet block and potentially provide more modern toilets. This may involve modification of the old toilets or demolition and replacement with new toilets.”

Staff will report on funding options at the meeting for any budget short-fall.

Ngā Tāpiritanga | Attachments

A. MVL Toilet Location Summary

Ngā waithou | Signatories

Author(s)	Chris Lee Project Manager	
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Approved by	Roger Lamberth Property and Community Projects Manager	
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	Manaia Te Wiata Group Manager Business Support	
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Mayoral Diary - October 2020

CM No.: 2364652

Rāpopotonga Matua | Executive Summary

The Mayoral Diary for the period ending 31 October 2020, is attached to the agenda.

COUNCIL RESOLUTION

That:

1. The information be received.

Moved by: Cr J Sainsbury

Seconded by: Cr C Casey

CARRIED

The meeting adjourned for Armistice Remembrance at 10.40am, followed by lunch and reconvened at 12.09pm

Ngā Tāpiritanga | Attachments

- A. Mayoral Diary October 2020

Ngā waitohu | Signatories

Author(s)	Debbie Burge Executive Assistant to the Mayor	
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Approved by	Don McLeod Chief Executive Officer	
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9 Public Excluded
C1 Lockerbie Land Acquisition and Reserve Development

12.22pm The public were excluded.

Resolutions in relation to the confidential items are recorded in the confidential section of these minutes and are not public available.

Moved by: Cr D Arnold
Seconded by: Cr C Casey

Carried

10 Procedural motion to exclude the public

That the public be excluded from the following part(s) of the proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

C1 Lockerbie Land Acquisition and Reserve Development

Reason for passing this resolution in relation to each matter	Particular interest(s) protected (where applicable)	Ground(s) under section 48(1) for the passing of this resolution
The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.	s7(2)(i) - The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	s48(1)(a) The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.

The text of these resolutions is made available to the public who are present at the meeting and form part of the minutes of the meeting.

1.04 pm

The Chairperson thanked Members for their attendance and attention to business and declared the meeting closed.

CONFIRMED AS A TRUE AND CORRECT RECORD
OF THE MEETING OF KAUNIHERA | COUNCIL
HELD ON 11 NOVEMBER 2020

DATE:.....

CHAIRPERSON:.....
Mayor Ash Tanner, JP