

Council

Open Minutes



Minutes of a meeting of Matamata-Piako District Council held in the Council Chambers, 35 Kenrick Street, TE AROHA on Wednesday 13 September 2017 at 9:15am.



Present

Mayor	Jan Barnes, JP	
Councillors	Donna Arnold	James Sainsbury
	Teena Cornes	Ash Tanner
	Paul Cronin	Kevin Tappin
	Neil Goodger	James Thomas, JP
	Brian Hunter	Adrienne Wilcock
	Peter Jager	

Also Present

Don McLeod	Chief Executive	
Caroline Hubbard	Committee Secretary	
Michelle Staines-Hawthorne	Corporate Strategy Manager	Item 10.1,10.2,10.3,10.5
Niall Baker	Acting Senior Policy Planner	Item 10.2,10.3
Susanne Kampshof	Asset Manager Strategy and Policy	Item 10.3,11.1
Manaia Te Wiata	Group Manager	Item
Larnia Weir	Business Support Deputy Finance Manager	10.1,10.2,10.3,11.1,10.5 Item 10.1,10.2,10.3
Ann-Jorun Hunter	Policy Planner	Item 10.5
Sandy Barnes	Health & Safety/Quality Manager	Item 10.4
Jenni Cochrane	Communications Manager	Item 10.5

In Attendance

Julie Addenbrooke-Moss	MV Community House out at 10.55am
Jo McNaughton	Starfish Services out at 10.55am
Snr Sergeant Aaron Fraser	NZ Police out at 10.55am
Blair Hayde	Officer in Charge MM Police Station out at 10.55am
Rod Carpinter	In at 9.50am, out at 10.55am
Mike Bain	In at 9.23am
Weka Pene	In at 9.45am, out at 10.55am
Keri Thompson	In at 9.45am, out at 10.55am
Wendy Robilliard	In at 9.50am, out at 10.55am
Dave Greig	In at 9.50am, out at 10.55am

1 Meeting Opening

Mayor Jan Barnes welcomed everyone and declared the meeting open at 9.15am

2 Apologies

There were no apologies.

3 Leave of absence

No leave of absence was requested.

4 Notification of Urgent Additional Business

To consider, and if thought fit, to pass a resolution to permit the Council to consider any further items which do not appear on the Agenda of this meeting and/or the meeting to be held with the public excluded.

Such resolution is required to be made pursuant to Section 46A(7) of the Local Government Official Information and Meetings Act 1987, and the Chairperson must advise:

- (i) The reason why the item was not on the Agenda, and
- (ii) The reason why the discussion of this item cannot be delayed until a subsequent meeting.

5 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.

6 Confirmation of minutes

COUNCIL RESOLUTION

That the minutes of the meeting of the Ordinary Meeting of Matamata-Piako District Council held on Wednesday, 9 August 2017, be confirmed as a true and correct record of the meeting.

Moved by: Cr Paul Cronin
Seconded by: Cr Donna C Arnold

CARRIED

That the minutes of the meeting of the Ordinary Meeting of Matamata-Piako District Council held on Wednesday, 23 August 2017, be confirmed as a true and correct record of the meeting.

Moved by: Cr James A F Thomas
Seconded by: Cr Brian Hunter

CARRIED

7 Matters Arising

8 Announcements

There were no announcements.

9 Notices of Motion

There were no notices of motion.

DECISION MAKING

10 Executive

10.1 Civic Assurance - Annual General Meeting and Potential Sale of Civic Assurance House

Executive Summary

This report seeks feedback from Council on the proposal from Civic Assurance to sell Civic Assurance House in Wellington.

The purpose of this report is to seek a resolution on the appointment of a Proxy and Alternate to attend the Special Meeting of Civic Assurance Shareholders on Council's behalf and seek to instructions on how Council wishes to vote at the meeting.

COUNCIL RESOLUTION

That:

1. The report be received; and
2. Council appoint a proxy (Ian Brown – Chief Executive of Civic Assurance) to attend the Annual General Meeting of Civic Assurance on its behalf, to vote in accordance with the resolution reached by Council below; and
3. Council resolve whether to vote for or against the resolution that has been proposed by the directors of Civic Assurance in the attached Special Meeting, as follows:
 - Sale of Civic Assurance House

Moved by: Cr James P Sainsbury

Seconded by: Cr Adrienne J Wilcock

CARRIED

10.2 Debenture Trust Deed - Letter of Engagement

Executive Summary

This report seeks to provide the Council with the letter of engagement for the limited independent assurance report of the Debenture Trust Deed to be undertaken by the Council's auditors.

COUNCIL RESOLUTION

That:

1. The information be received;
2. Council authorise the Mayor to sign the letter of engagement for the Debenture Trust Deed audit.

Moved by: Cr Neil C Goodger

Seconded by: Cr Kevin R Tappin

CARRIED

10.3 Financial & Infrastructure Strategy - Key drivers and responses

Executive Summary

At a workshop on 30 August 2017 Council discussed the key drivers and responses for the Financial and Infrastructure Strategies and indicated it was comfortable with a proposed concept developed by staff. The purpose of this report is to seek endorsement of the key drivers and responses for the Long-Term Plan 2018-2028 (LTP) financial and infrastructure strategies so Council staff can build this into the strategies.

Comments

Would like the options in order as shown below.

Cycleway extension – options

1. Concentrate on off-shoots of existing route
2. Continue Hauraki Rail trail to Pairere
3. Plan for 1 and 2 above.

COUNCIL RESOLUTION

That:

1. Council endorse the key drivers, challenges, and responses concept for the Long-Term Plan 2018-28 financial and infrastructure strategies
2. Staff develop the concept further to link to the community outcomes, strategic priorities, vision and the non-asset activities of Council.
3. Council confirms its preferred approach to water, stormwater, wastewater, roading, Parks and facilities issues and options as outlined in the report.

Moved by: Cr Neil C Goodger

Seconded by: Cr Teena M Cornes

CARRIED

10.4 Presentation - Rod Carpinter

Executive Summary

10.10am Rod Carpinter was present to receive a presentation from Matamata Piako District council.

Comments

Jo McNaughton – Starfish Services

Rod has strengthened relationships between agencies, skilled at working with young people

Julie – Morrinsville Community House

great to have a consistent person around the area to work with families and access to higher levels in agencies

Keri Thompson – Ngati Haua Trust

thanks for working with Ngaiti Haua Trust, had 2 gifts, 1 from Ngati Mahi Trust for community work, 2nd from Ngati Haua as a whole, very respected in Ngati Haua community

Blair Hayde, Police Officer in Charge Matamata office – fantastic leader, very inspiring, community orientated.

COUNCIL RESOLUTION

That:

1. The information be received.

Moved by: Mayor Jan E Barnes

Seconded by: Cr Brian L Hunter

CARRIED

This item was considered after Item 13.1.

The meeting adjourned for morning tea at 10.26am and reconvened at 10.53am

10.5 Presentation Hamilton and Waikato Tourism

Executive Summary

10.40am Jason Dawson, CEO Hamilton and Waikato Tourism was in attendance to discuss the 2016-2017 Annual Report and Schedule of Services for 2017-18.

COUNCIL RESOLUTION

That:

1. The information be received.

Moved by: Cr Donna C Arnold

Seconded by: Cr James P Sainsbury

CARRIED

11 Business Support

11.1 Morrinsville Pedestrian Lights

Executive Summary

Council resolved on the 14 June meeting to proceed with the Pedestrian light option and white lines across the existing speed hump outside Noel Leemings building, Thames Street, Morrinsville.

Preliminary Designs for the pedestrian lights and estimated costs have been completed by the appointed Project Manager.

Originally a cost of \$20,000 was reported to Council for pedestrian lights. This cost was based on existing electronic signage used in the district. A more detailed engineering estimate established that the cost involved will be much greater.

The total physical work for the lights and streetscape amendments is estimated to be \$105,000 with a further \$20,000 for the project management. This includes design, supervision and any identified consultation.

In comparison the physical works for a formalised pedestrian (zebra) crossing is estimated to be \$40,000.

The existing subsidised Minor Improvement Budget can be used to fund \$105,000 of the cost for the pedestrian light.

A decision is sought from Council whether it wishes to proceed with the pedestrian light or the formalised pedestrian (zebra) crossing.

Council is also requested to determine whether it wants to simply notify the changes proposed or complete targeted consultation.

Comments

The NZ Transport Agency provides guidelines around when pedestrian crossings are to be installed. Council needs to decide whether to go with a pedestrian lights or a formalised pedestrian (zebra) crossing.

Crs Cronin and Tappin thought pedestrian lights would control traffic flow better as well allowing a safe environment for pedestrians.

COUNCIL RESOLUTION

That:

1. Council receives the report;
2. Council wishes to install a compliant formal pedestrian (zebra) crossing on Thames Street, Morrinsville;

Moved by: Cr Neil C Goodger

Seconded by: Cr James A F Thomas

CARRIED

Crs Tappin, Cronin voted against the motion

This item was taken out of order and considered after item 10.3 and before item 13.1

11.2 Avenue Road Morrinsville Stormwater

Executive Summary

Council proposed a stormwater solution to service approximately 100,000 square metres of industrial land in the vicinity of Avenue Road, Morrinsville.

Avenue Industrial Park Ltd (AIP) is one of the property owners and has advised that it considers the cost of Council's proposals are not viable. The owner will address stormwater disposal independent of Council.

The land area to be serviced without Avenue Industrial Park Limited is 30,000 square metres.

Staff have been asked to assess the costs and risks of installing pipes sufficient to service this area or to install a larger pipe to cater for possible future demand.

COUNCIL RESOLUTION

That:

1. The report be received
2. That Council proceed with Option B, Install the 1600mm pipe from Charleston Street to the northern side of the state highway.
3. That the contribution from property owners for Stage 1 be determined at the greater of \$25 per square metre (excluding GST) or the approved development contribution at the time.

Moved by: Cr Neil C Goodger

Seconded by: Cr Ash B Tanner

CARRIED

11.3 Request for Special Assessment For Longlands Land Holdings Ltd consents, Matamata

Executive Summary

Development contributions are a charge imposed on a developer by a council to recover some of the capital costs incurred by a council when providing infrastructure services for the development. This report seeks a decision from Council whether it wishes to enter into a special assessment process with the applicant, Longlands Land Holdings Ltd, to waive or reduce the amount of Development Contributions payable on the construction of a lifestyle village.

Under the 2015-25 policy Council can make the decision as to whether a special assessment be undertaken for specific developments or whether the DC be upheld and the applicant can proceed with a reconsideration and/or objection process.

The applicant requests that the Water, Wastewater and Roding Development contribution be reduced by 25% due to the lower occupancy of the dwellings.

Staff are asking that this report be deferred to allow councillors time to digest the added information.

Comments

Have to uphold out policy, outside our norm, go to special assessment or hearing.

Apply a special assessment under the current policy – councillors have only received some of this information today.

Uphold the development contributions and advise the applicant they can proceed with the reconsideration or objection process if they wish to pursue this matter further.

COUNCIL RESOLUTION

That:

1. Council receive the report.

Moved by: Cr Brian L Hunter

Seconded by: Cr Paul Cronin

CARRIED

Kevin Tappin, Teena Cornes, Donna Arnold declared a conflict of interest as they are involved with a hearing for this subdivision shortly.

The meeting adjourned for lunch at 12.30pm and reconvened at 1.10pm

12 Service Delivery

12.1 Request To Build Over A Public Sewer For The Mitre 10 Building Extension, Matamata

Executive Summary

The Matamata Club has applied for a Land Use Consent and a Building Consent to extend the commercial building on their land off Waharoa East Road Matamata. The proposed extension will extend over the clubs bowling green behind the existing building and over two trunk sewers that are beneath the bowling green.

Both trunk sewers are near the end of their life and do not have 50 years residual life left and replacing these under the proposed building, whilst not impossible, would cause disruption to the business as the manhole located inside the building would need to be accessed for the work to proceed. The Trunk sewer is some 5.5m deep and there will be little impact from the building foundations onto the pipe.

Council has previously approved the location of a building in the vicinity over the 375mm diameter trunk sewer on the basis that the pipe was replaced with new materials. (COC 28 March 2007 9.2)

For the proposed extension to proceed Council resolutions are needed to approve the building being built over the two trunk sewers. It also needs to determine what apportionment of cost is attributable to the developer for the replacement or relining of the pipe. The only feasible option is to renew the pipe prior to the building works commencing.

COUNCIL RESOLUTION

That:

1. That Council receive the report
2. That Council approve the extension of the Mitre 10 building over the trunk sewers
3. Council wishes the developer to contribute 30% to the cost of replacement or relining of the sewer pipes and the developer to pay for any additional associated costs eg. manhole replacement.

Moved by: Cr Ash B Tanner
Seconded by: Cr James P Sainsbury

CARRIED

INFORMATION ONLY

13 Executive

13.1 Meetings Attended By Elected Members

Executive Summary

The Mayor and elected members represent Matamata Piako District on various committees.

Minutes from Waihou-Piako Catchment Committee, Hauraki Gulf Forum, Regional Transport Committee, Waikato Civil Defence Emergency Management Joint Committee and Thames Valley CDEM meetings have been circulated separately.

COUNCIL RESOLUTION

That:

- 1. The information be received.**

Moved by: Cr Kevin R Tappin

Seconded by: Cr Ash B Tanner

CARRIED

This item was taken out of order and considered after Item 11.1 and before Item 10.4

13.2 Mayoral Diary For August 2017

The Mayoral Diary for the period 1 August to 31 August 2017 is attached.

COUNCIL RESOLUTION

That the report be received.

Moved by: Mayor Jan E Barnes

Seconded by: Cr Donna C Arnold

CARRIED

14 Urgent Additional Business

15 Procedural motion to exclude the public

COUNCIL RESOLUTION

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 Piako Park Reserve Acquisition

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)(g) - The withholding of the information is necessary to maintain legal professional privilege. . 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.

C2 Morrinsville River Walk Land Swap Proposal - Osborne Property

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)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.	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.

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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.

Moved by: Cr Ash B Tanner
Seconded by: Cr Donna C Arnold

CARRIED

1.40pm 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.

2.30pm

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

CONFIRMED AS A TRUE AND CORRECT RECORD
AT A MEETING OF COUNCIL HELD ON

DATE: 11 October 2017

CHAIRPERSON:.....

J E Barnes, JP