

ORDINARY AGENDA

TE MANAWHENUA FORUM MO MATAMATA PIAKO

DATE: Tuesday, 6 September 2011

TIME: 10.00 am

VENUE: Council Chambers
35 Kenrick Street
TE AROHA

MEMBERSHIP – Quorum (6)**Members:**

Mayor G W H Vercoe QSM, ED, JP
Cr J E Barnes
Mr Butch Tuhakaraina
Mrs Te Ao Marama Maaka
Mr Thomas Smith
Mr David Taipari
Mr Wati Ngamane
Mr Michael Baker
Mr Nathan Kennedy
Ms Glenice Wigg
Mr Gary Thompson
Ms Jill Taylor
Ms S Tutuki

Information and recommendations are included in the reports to assist Te Manawhenua Forum Mo Matamata Piako in the decision making process and may not constitute Te Manawhenua Forum Mo Matamata Piako's decision until considered by Te Manawhenua Forum Mo Matamata Piako.

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1 MEETING OPENING**2 KARAKIA****3 PRESENT**

MEMBERS PRESENT

OFFICERS PRESENT

IN ATTENDANCE

4 APOLOGIES

MEMBERS APOLOGIES

5 NOTIFICATION OF URGENT BUSINESS

Pursuant to clause 3.7.5 and 3.7.6 of the Standing Orders NZS 9202:2003 and Section 46A (7) of the Local Government Official Information and Meetings Act 1987, the Chairman to enquire from members whether there are any additional items for consideration which qualify as extraordinary or urgent additional business.

6 CONFIRMATION OF MINUTES

Minutes, as circulated, of the Ordinary Meeting of the Te Manawhenua Forum Mo Matamata Piako, held on 7 June 2011.

[Minutes June 07 2011 Te Manawhenua Forum Mo Matamata Piako.doc](#)

DRAFT RESOLUTION

That the Minutes of the Ordinary Meeting of the Te Manawhenua Forum Mo Matamata Piako held on 7 June 2011 be confirmed and signed as true and correct.

7 OFFICER REPORTS

7.1 CHIEF EXECUTIVE

7.1.1 ANNUAL REPORT 2010/11

File No:	SUP160403
Attachments:	Annual Report Summary 2010/11
Responsible Officer:	D McLeod Chief Executive Officer
Author:	R Marshall Senior Policy Planner

EXECUTIVE SUMMARY

The Draft Annual Report and Summary for the 2010/11 financial year was approved by Council on 24 August, and has now been submitted to our auditors for auditing. This is not the final document and it is yet to be formally adopted by Council.

A copy of the Draft Annual Report Summary that was approved by Council on 24 August is attached. A copy of the Draft Annual Report can be provided on request.

ISSUES

Financial Overview

Council's financial result to 30 June 2011 is a surplus of \$253,000 compared to a budgeted deficit of \$53,000.

There were variances to budget across the accounts however, overall Council worked within the annual budgets and the financial position continues to be sound.

The full statements of accounts and comment on the variances for each activity are included in the Annual Report.

Performance Measures

There are a total of 60 performance measures which Council report on in the annual report.

Instances whereby performance measure targets have not been achieved have been largely due to:

- Performance measure targets that are unachievable or unable to be measured due to the way they are worded. We will resolve these issues in the Long Term Plan 2012-22.
- In some instances the implementation of a new corporate system has resulted in more accurate capturing of data (e.g. number of complaints).
- In some instances we have not been able to capture results for the full 12 month period as we adapted to collecting results through a new corporate system.

A summary of our non-financial performance measures is provided below.

Community Development Activity Group:

- Council held the Business Night Out, Industry Training Graduation and Community Volunteer Awards. This provided opportunities for groups to get together and be recognised for their contributions to our district.
- 81% of residents surveyed were satisfied or very satisfied with the performance of Councillors and the Mayor.
- 100% of District Plan Changes were researched, proposed, consulted, and reported on by Council in accordance with the relevant statutory requirements. In the 2010/11 financial year Council completed plan change 4, Heritage Listing. This plan change was completed within statutory timeframes. The following proposed plan changes (PPC) are being processed:
 - PPC 15 – Rezoning of Kaitiaki (Conservation) Zone
 - PPC40 - National Environmental Standard – Telecommunication
 - PPC36 - National Policy Statement – Electricity
 - PPC35 - National Environmental Standard – Electricity
 - PPC 39 - Signage provisions
 - PPC 41 – integration of the Matamata-Piako District Council Development Manual and District Plan including Urban Design
 - PPC 42 – Rural subdivision

Currently these proposed plan changes are within statutory timeframes.

- 75% of residents surveyed were satisfied or very satisfied with their involvement in consultation processes. This was an increase from 69% in 2009/10.

Community Facilities Activity Group:

- 86% of pensioner housing tenants were satisfied or very satisfied with the standard of maintenance and accommodation. Council provides pensioner housing for the community so elderly people can have access to good quality affordable housing. 94% were satisfied in the 2009/10 survey. However, unfortunately when conducting the 2009/10 survey the exact wording 'standard of maintenance and accommodation' was not used. We used the question regarding overall satisfaction with pensioner housing as an alternative or proxy question.
- 97% of residents surveyed were satisfied or very satisfied with library services. This is the same percentage as in 2009/10.
- 96% of residents surveyed were satisfied or very satisfied with parks and reserves. This is a slight increase from 94% in 2009/10.
- Playground inspections were undertaken once every two weeks, and once every week during school holidays. Council carried out 100% of the required playground inspections to ensure playground safety.
- 83% of residents surveyed were satisfied or very satisfied with aquatic facilities. This was a decrease from 90% in 2009/10.

Community Infrastructure Activity Group:

- 85% of residents surveyed agreed or strongly agreed that the roading network is safe. This is the same percentage as in 2009/10.
- Council has submitted its self assessment reports to the Regional Council which show it achieved full compliance for discharge of stormwater to waterways. Compliance is yet to be measured by Waikato Regional Council.
- 25.8% of waste from transfer stations and the kerbside recycling collection service was recycled and/or composted. This was an increase from 23.6% in 2009/10.
- Council has five wastewater treatment plants which need resource consent for discharge to waterways. The Matamata, Morrinsville, Tahuna and Te Aroha plants have achieved high levels of compliance. New consent for the Waihou plant was granted in June 2011 and it is proposed to upgrade this treatment plant this summer. Compliance is yet to be measured by Waikato Regional Council.
- Council did not achieve compliance with New Zealand Drinking Water Standards. The plants at Tawari and Matamata South are “A” graded plants and were compliant while the plants at Matamata (Tills Road), Te Aroha, Te Aroha West, Te Poi, Hinuera, Tahuna and Morrinsville were not. In the cases of Matamata, Te Aroha, Te Poi and Morrinsville this was due to sampling frequency required under the DWS2000. There are no tests which indicate that the water was anything other than safe to drink.

Environmental Care Activity Group:

- A total of 272 street patrols have been recorded for 2010/11. However, due to the implementation of a new corporate system a number of additional street patrols have not been recorded. This meant we were unable to show if the target was achieved.
- 98.6% (576/584) of building consents were processed within statutory timeframes. Council's compliance with statutory timeframes has improved from 96.5% in 2009/10.
- 98.1% (154/157) of food premises within the district have been inspected within the 2010/11 year. The other three premises were inspected but not within the target time period. In two instances the timeframe was not achieved due to a hold up from the premises owners in applying for a licence.
- 96% of resource consents were processed within statutory timeframes. Resource consents need to be completed within statutory timeframes to ensure development projects are able to be completed seamlessly. 198 out of 207 resource consents were processed within statutory timeframes. This is an increase from 88% in 2009/10.

STATUTORY ISSUES

Under Section 98 of the Local Government Act 2002, Council is required to prepare an Annual Report and Summary at the close of each financial year.

POLICY AND BYLAW ISSUES

There are no policy or bylaw issues.

LONG TERM COUNCIL COMMUNITY PLAN**COUNCIL ACTIVITIES*****Community Development***

Community Development has a focus on economic, social, environmental and cultural well being and includes activities such as Democracy, District Plan, the Long Term Council Community Plan and generally increasing community input into Council decision making. Improving representation in Council's decision making and finding other ways to improve the process of democracy in our district is important.

- *Strategies and Plans*
 - *Implementing a programme and processes for the development of the Long Term Council Community Plan and documents of compliance, i.e. Annual Plan, Annual Report and three year report on community outcomes*

SIGNIFICANCE POLICY

This issue is not considered significant in terms of Council's Significance Policy.

OFFICER RECOMMENDATION

That the information regarding the Annual Report and Summary for 2010/11 be received.

7.1.2 TE AROHA EVENTS CENTRE

File No: 11/7609
Responsible Officer: D McLeod
Chief Executive Officer
Author: N Baker
Policy Planner

EXECUTIVE SUMMARY

Representatives from the Te Aroha Events Centre Charitable Trust will be in attendance at 10.30am to report on their proposal to construct an Events Centre in Te Aroha, and the progress that has been made thus far.

POLICY AND BYLAW ISSUES

There are no other Policy or Bylaw issues in relation to this matter.

OFFICER RECOMMENDATION

That

- 1. the information be received**
- 2. the Forum resolve whether it supports the Te Aroha Events Centre Charitable Trust in its endeavours.**

7.1.3 UPDATE ON TUI MINE REMEDIATION PROJECT

File No: RMR202201
Responsible Officer: D McLeod
Chief Executive Officer
Author: N Baker
Policy Planner

EXECUTIVE SUMMARY

Presentation time: 11.00 am

A representative from Waikato Regional Council will be in attendance to provide an update on the Tui Mine Remediation Project.

POLICY AND BYLAW ISSUES

There are no other Policy or Bylaw issues in relation to this matter.

OFFICER RECOMMENDATION

That the information be received.

**7.1.4 COMMUNITY INFRASTRUCTURE - UPDATE ON RESOURCE CONSENTS
FOR COUNCIL INFRASTRUCTURE**

File No: 11/1527
Responsible Officer: D McLeod
Chief Executive Officer
Author: M Hawthorne
Corporate and Legal Services Manager

EXECUTIVE SUMMARY

Infrastructure Manager, James Ross will be in attendance to update the Forum on resource consents held by Council for its infrastructure activities.

OFFICER RECOMMENDATION

That the information be received.

7.1.5 COMMUNITY OUTCOMES - DEVELOPMENT OF MAAORI INDICATORS

File No: 11/1601

Attachments: [2007 Community Outcome Indicators.doc](#)
[2010 Community Outcome Indicators \(Community Outcomes Report\).doc](#)
[2011 Revised Maaori Specific Community Outcomes.doc](#)
[New Community Outcomes.doc](#)

Responsible Officer: D McLeod
Chief Executive Officer

Author: M Hawthorne
Corporate and Legal Services Manager

EXECUTIVE SUMMARY

This report provides background to the development of the current indicators for Maaori specific community outcomes and seeks feedback from the Forum on the development of indicators for Council's new community outcomes.

BACKGROUND

An indicator is a parameter that can be measured (e.g. a distance from a goal, target, threshold or benchmark) to show trends or sudden changes in a particular condition. They are reactive to change and simplify complex data into readily usable information that can be used to communicate complex trends or events. They provide a general signal about issues and trends and measure progress towards achieving outcomes.

2007/2008 Work

There were four community outcomes identified in our current set of community outcomes that required Maaori indicators. The Maaori specific outcomes that indicators that were developed for were:

- 1.3(c) Tangata whenua with manawhenua status are recognised and involved in decision making.
- 8.0(e) Organisations making decisions on behalf of the community will have an understanding of Maaori values.
- 8.0(i) Our koroua and kuia (elders) will be respected for the valuable contributions they make to our community.
- 8.0(j) All settlements for lands and properties confiscated unjustly will be negotiated to fair and durable outcomes.

A workshop was held on 13 July 2007 to provide attendants with a background to outcomes and indicators. A second workshop was held on 10 August 2007 to collate ideas and agree upon suitable indicators to measure the community outcomes. They were then placed on the agenda for adoption by Te Manawhenua Forum on 14 September 2007.

Several forum members, including Nathan Kennedy were involved in background work on developing these indicators. The outcome of that process was the development of the indicators shown in the attachment called '2007 indicators'.

Further Indicators

In 2010 Council published a report on progress towards our old community outcomes as required by the Local Government Act 2002. The report details indicators for the above and other community outcomes which relate to Maaori as well as the community in general and their indicators. The indicators reported on in the progress report are listed in the attachment called '2010 Community Outcome Indicators (Community Outcomes Report)'.

New Outcomes and Indicators

In 2011 the Forum participated in a review of the Community Outcomes. The new outcomes were adopted by Council for use in the development of the Long Term Plan for 2012-22. A copy of the new outcomes is attached to this report.

As a result of the review of the outcomes, the indicators for each outcome need to be reviewed, including indicators for outcomes that relate specifically to Maaori. This report seeks to consult with the Forum on the development of indicators for Maaori specific outcomes.

As a starting point Council staff have collated some possible indicators for Maaori specific outcomes for discussion. These proposed indicators are shown in the attachment '2011 Revised Maaori Specific Community Outcomes'.

Ideally indicators should reflect the change in focus from general community outcomes to outcomes that Council directly contributes to and the need for indicators to be clearly and easily measured. The Long Term Plan for 2012-22 is scheduled for completion in draft by the start of February 2012, we would like to finalise indicators for all outcomes by December 2011.

OFFICER RECOMMENDATION

That:

- 1. the information be received**
- 2. that the Forum provide feedback on the community outcomes and the process for developing them**

7.1.6 HAURAKI RAIL TRAIL TRUST- PROCESS FOR SELECTION OF IWI REPRESENTATIVES

File No: 11/1045
Responsible Officer: D McLeod
Chief Executive Officer
Author: M Hawthorne
Corporate and Legal Services Manager

EXECUTIVE SUMMARY

The Hauraki Rail Trail Joint Committee is progressing the formation of the long term governance body for the Hauraki Rail Trail. The current proposal is to establish a trust made up of three council and three Iwi appointed trustees. In order to progress the drafting of a trust deed the Hauraki Rail Trail Joint Committee is seeking feedback from Iwi on the Iwi trustee appointment process.

BACKGROUND

Local Iwi, Hauraki District Council (HDC), Thames-Coromandal District Council (TCDC) and Matamata-Piako District Council (MPDC), through the Hauraki Rail Trail Joint Committee have been progressing the formation of a trust as the long term governance body for the Hauraki Rail Trail.

The first step in the process of forming the trust is the drafting of a trust deed. Law firm Harkness Henry has been instructed to draft a trust deed for the consideration of the Hauraki Rail Trail Joint Committee. The proposed make up of the trust is three council appointed trustees (one each from HDC, TCDC, and MPDC) and three Iwi appointed trustees. The trust deed must establish clearly how each of the trustees is appointed to the trust, and Harkness Henry has sought feedback on the process within the trust deed for the selection of the Iwi appointed trustees.

ISSUES

The Hauraki Rail Trail Joint Committee needs to decide how Iwi trustees are appointed to the trust. The current proposal is to appoint one Iwi trustee from each of the geographic areas of the Hauraki Rail Trail as follows:

- north of Hikutaia (TCDC)
- south of Tirohia (MPDC)
- south of Hikutaia and north of Tirohia (HDC)

No proposal has been put forward for how each Iwi trustee is appointed from each of these geographic areas, and it may be that the selection process differs for each area.

The Hauraki Rail Trail Joint Committee has requested feedback through its Iwi members on the proposal to appoint Iwi based on the geographic areas of the Hauraki Rail Trail and for recommendations on a process or processes for appointing Iwi trustees that can be incorporated in to the draft trust deed.

MPDC in consultation with Hauraki Rail Trail Joint Committee Iwi representative, Jill Taylor, is now seeking feedback from the Forum as requested from the Hauraki Rail Trail Joint Committee.

OFFICER RECOMMENDATION

That:

- 1. the information be received**
- 2. that the Forum provides feedback to the Hauraki Rail Trail Joint Committee on the proposal to appoint one Iwi trustee from each of the geographic areas of the Hauraki Rail Trail**
- 3. that the Forum provides feedback to the Hauraki Rail Trail Joint Committee on a process for either selecting all or one of the Iwi trustees to the Hauraki Rail Trail Trust**

7.1.7 HEADS OF AGREEMENT REVIEW

File No: 11/1529
Responsible Officer: D McLeod
Chief Executive Officer
Author: M Hawthorne
Corporate and Legal Services Manager

EXECUTIVE SUMMARY

The Forum has resolved to undertake a review of the Heads of Agreement between Council and the Forum. A formal working party was established by the Forum to review of the Heads of Agreement and the following people were appointed to a working party: Mr Tuhakaraina, Mr Smith, Mr Baker, Mr Kennedy and Ms Wigg.

The working party requested feedback from Council on the project to review the Heads of Agreement. Council initially requested that in light of the current negotiations between the Hauraki Collective and the crown and the further settlements currently being discussed by Ngati Haua and Raukawa, a review of the Heads of Agreement be deferred until settlements have taken place. This was because the impact of any crown agreement with iwi (for example on issues such as co-governance of natural resources) on the role of the Forum has not been assessed, and will not be fully understood until the settlement process has been completed. The Forum resolved at its meeting of 7 June to continue the review.

Following its meeting of 14 July Council has agreed that the review of the Heads of Agreement should continue and staff will be available to assist the working party. Council has requested that workshops be held on meeting days after the Te Manawhenua Forum meeting has finished.

OFFICER RECOMMENDATION

That:

- 1. the information be received**
- 2. that the working party confirm its next meeting date after the Forum meeting of 6 December 2011**

7.1.8 LONG-TERM PLAN - RIGHT DEBATE CONSULTATION

File No: 11/1527
Responsible Officer: D McLeod
Chief Executive Officer
Author: N Baker
Policy Planner
Proposed Meeting Date: 6-Sep-2011

EXECUTIVE SUMMARY

Preparation of the Long-Term Plan (LTP) 2012-22 is underway and a presentation will be given to provide an understanding about the LTP and an update of the process will be provided at the meeting.

Council is currently consulting on the "Decisions for the future of Matamata-Piako" (Right Debate). Copies of the Right Debate have been previously circulated to members and feedback from the Te Manawhenua Forum (Forum) is invited. The purpose of this report is to provide an overview of progress on the LTP and Right Debate Consultation currently underway.

BACKGROUNDLong-Term Plan

The Forum will be aware that Council has reviewed and adopted new community outcomes for the LTP and preparation of the LTP documents is now well underway. At the present time we are:

- finalising growth projections data;
- reviewing levels of services and performance measures;
- reviewing and updating the underlying activity plans;
- reviewing policies (such as Development Contributions and Significance)
- collating the basic LTP documents – this will be referred to the auditors and Council for approval
- consulting the community on the 'Right Debate'.

Council is required under the LTP process to develop activity plans /asset management plan applying to each of our services. Over the past few months Council has held workshops to identify the visions, major projects/issues, and Right Debate topics for the various Council activities. Copies of these summary sheets have been circulated to Forum members separately. These provide a basic overview of the direction proposed in each activity plan.

Council will now work on finalising the activity plans, policies, and LTP document for approval.

Audits are required to ensure the LTP meets legislative standards and it has been prepared in an appropriate manner. The Audit Office is scheduled to begin their formal auditing process in October 2011. Council will use the feedback from the Right Debate and audit process in its decision making for what is to be included in draft LTP.

Right Debate

The Right Debate is the document currently out to the public asking for their preferences on a variety of issues. The decisions from of the Right Debate will then feed into the preparation of the LTP. The Right Debate asks for community feedback on the major issues facing the district to help Council set its policy direction in the LTP.

Staff worked with Councillors to identify the issues which form the right debate in June/July 2011. The Right Debate booklet details six big issues we need to make for the LTP, what the options are, and how they will affect rates. These are:

- How much are you willing to pay?
- Rates
- Supporting economic growth
- Growth – who should pay?
- Paying for our roads
- Water from the tap isn't free

The document was inserted in local newspapers on 9/10 August 2011 and posted to out of district ratepayers and community groups. Councillors and staff have met with various community groups and schools as part of the consultation process. Submissions close on 7 September 2011. The community feedback will reported to Councillors at the 28 September meeting.

COMMUNICATION AND CONSULTATION ISSUES

The consultation undertaken will be discussed with the Forum at the meeting. We encourage the Forum to make a submission, either individually or collectively on the Right Debate.

OFFICER RECOMMENDATION

That:

- 1. the information be received**
- 2. the Forum consider making a submission on the Decisions for the future of Matamata-Piako document**

7.1.9 RURAL SUBDIVISION RULES REVIEW - DISTRICT PLAN

File No: 11/969
Responsible Officer: D McLeod
Chief Executive Officer
Author: N Baker
Policy Planner

EXECUTIVE SUMMARY

At the meeting of Te Manawhenua Forum Mo Matamata-Piako (Forum) held on 10 December 2010, questions were raised over how the Matamata-Piako District Plan provides for Papakainga housing.

At the Forum meeting held on 1 March 2011 a presentation was given on how Papakainga developments can be undertaken in the district, in accordance with the Operative District Plan. The Forum requested Council report back in due course advising the priorities for the District Plan rolling review.

Staff will be in attendance to discuss the proposed review of the District Plan and progress on the rural subdivision review.

POLICY AND BYLAW ISSUES

A proposed plan change may eventuate.

OFFICER RECOMMENDATION

That the information be received.

7.1.10 TE ROOPU RAUKURA - PROPOSAL TO ESTABLISH A WHAREKURA

File No: 11/1527
Attachments: [Te Roopu Raukawa - Consultation document.doc](#)
Responsible Officer: D McLeod
Chief Executive Officer
Author: M Hawthorne
Corporate and Legal Services Manager

EXECUTIVE SUMMARY

Council has received a request for feedback from Te Roopu Raukawa on a proposal to establish a Wharekura (school) in the district. Details of the proposal are attached to this report.

The request has been placed on the Forum agenda so that it can provide advice to Council on responding to the proposal.

POLICY AND BYLAW ISSUES

Council does not have direct involvement in education matters, other than in an advocacy capacity; it has in the past lobbied central government for more support of schools in the district.

OFFICER RECOMMENDATION

That:

1. the report be received
2. the Forum provide advice to Council on how to respond to the proposal

7.2 INFRASTRUCTURE

7.2.1 PROPOSED PLAN CHANGE 30: EYNON ROAD

File No: RMR200628
Attachments: [Eynon Road Site Plan](#)
[Eynon Road timetable](#)
Responsible Officer: F Vessey
Group Manager Service Delivery
Author: C Smithers
Parks and Property Planner

EXECUTIVE SUMMARY

The following report is an information item on Council's proposal to rezone a portion land surrounding Eynon Road, Morrinsville from 'Rural' to a 'Mixed Use' Industrial and Business Zone, known as 'Proposed Plan Change 30'. The main issues of Proposed Plan Change 30 include transportation, engineering concerns such as stormwater wastewater and water supply, and urban design.

The intention of the proposal is to provide a high quality development with superior amenity, creating an alternative offering within the market place. The proposal will also aim to avoid having a significant adverse effect on the existing Morrinsville Central Business District and the other established Industrial areas in and around the Morrinsville Township. An ideal outcome of this proposal would be to satisfy all land owners, key stakeholders, and the Morrinsville community as a whole.

A consultation plan was approved by Council on the 13th April 2011 and staff are now starting this consultation process. Council acknowledges the importance of consulting with iwi and therefore seek their input in the early stages of the project prior to proceeding with public consultation. Iwi feedback is highly valued and will assist Council to provide a finely-tuned project that will aim to satisfy all key stakeholders and the Morrinsville Community as a whole. A timetable for this first stage of consultation has been attached to this report.

BACKGROUND

There are currently three areas in and around Morrinsville that are zoned Industrial, and one large area of Business zoned land that spreads either side of the Central Business District to the East and West.

The town of Morrinsville is showing consistent growth, and these existing industrial and business areas are reaching capacity.

The following is a description of the existing Industrial and Business Zones within and around the Morrinsville Township.

Industrial Zones

There are three industrial zoned areas in Morrinsville, namely:

1. The area around Avenue Road North situated to the West of Morrinsville Township;
This area contains a total of approximately 40ha of land and 20ha portion has already been developed. The remainder of the area West of Avenue Road North is in single ownership and is still being used as farm land.
2. The Heavy Industrial Area South of the Morrinsville Township;
This area consists of approximately 47ha, and contains a number of established heavy industrial plants such as Degussa Peroxide Ltd and Ballance Agri Nutrients Ltd. This area is remote from the Town Centre and the other industrial areas of Morrinsville; it is unlikely to be attractive to industrialists, other than for large format, heavy industry.
3. The Morrinsville Fonterra Dairy Factory and Greenlea Premier Meats adjoining the Town Centre to the South.
Industrial zoned land in this location is already in industrial use, and contains a 'Development Concept Plan' to provide for future development under the District Plan. Directly to the South is the Greenlea Premier Meats site, which is also approximately 5ha in area. The majority of this site is also occupied and used for its purpose, and contains a 'Development Concept Plan'.

Business Zone - The Morrinsville Business Zone

The Central Business District of Morrinsville is situated on either side of Thames Street, which contains many established businesses. The Business zoned land extends to the South between Thames Street and the State Highway 26 bypass; and up to Anderson Street to the North. Further West of the town, there are a number of larger scale 'Retail Farming' businesses, and a few larger parcels of Business zoned land which are yet to be developed. A subdivision application was granted for a 2ha portion of Business zoned land in this area in 2008; however no progress has been made in establishing the development. The total area of the Morrinsville Business Zone is approximately 50ha.

In 2006 Council purchased 9.5 hectares of rural land and made the decision to rezone the land. Progress to date has included:

- An initial traffic study – completed in 2007
- Initial consultation with Greenlea - 2008
- Engineering reports, urban design plans and property valuations – all completed in 2009
- Communications Plan approved by Council – 13th April 2011

NEED FOR REZONING

The proposal to rezone is due to:

- limited availability of suitable Industrial zoned lots which may cause companies to move elsewhere due to a lack of suitable premises to locate their activities;
- only one remaining large Industrial zoned site remaining in Morrinsville, which is located to the West of Avenue Road North. This land parcel is under single

ownership and, the owner has for sometime considered subdivision but has not made any significant progress towards developing the land for industrial purposes;

- the to lack of suitable Business and Industrial zoned areas, Business and Industrial activities may be forced to use alternative zones. (e.g. Rural or Residential) in order to operate. This may incur unnecessary expenses to individuals and cause unwanted effects to surrounding neighbours and the environment;
- The existing Industrial and Business zoned land situated on the Northern side of State Highway 26 being subject to stringent stormwater design requirements.

Rezoning will contribute to the sustainable growth of Morrinsville in the future.

THE PROPOSAL

The area around Eynon Road has been identified as suitable to cater for future 'Mixed Use' Industrial and Business Zones. This type of zoning could enable activities of a 'Trade Retail' style, while still being broad enough to encourage other business and industrial users to establish and operate. The idea of a high quality development will be the major point of difference between the proposal and other industrial areas in and around Morrinsville and other nearby urban centres.

The rezoning of this area would require the following changes to the Matamata-Piako District Plan:

- A change to the Planning Map 29 in the Matamata Piako District Plan, to identify the new zone boundaries.
- The inclusion of a Structure Plan for the subject site, potentially showing roading, water supply, stormwater infrastructure, landscaping and vegetation concepts.
- The inclusion and changes to any relevant Objectives and Policies, and Rules of the District Plan.

Site and Locality

The subject site is located at the Southern periphery of the Morrinsville Township. The site is approximately 23 hectares in size, and is predominantly zoned 'Rural'. A proposed site plan has been attached to this report.

The site contains eighteen residential sized lots with existing dwellings; farm land used for grazing; and a horse training track. Eynon Road is situated through the centre of the site and runs West to East from Morrinsville-Walton Road. Morrinsville-Walton Road is aligned along the Western boundary of the site.

To the North the land is bound by the Waitakaruru Stream and associated vegetation; along the Southern boundary there is a 'Proposed Bypass' designation in

favour of the Matamata-Piako District Council (No. 54 under Schedule 4 of the District Plan).

A stand of protected Oak trees is situated near the Eastern boundary (No. 69 under Schedule 2 of the District Plan), which adjoins an existing designation for the purpose of 'Railway' operated by KiwiRail (No. 88 under Schedule 4 of the District Plan).

ADVANTAGES OF PROPOSED LOCATION

From a town planning perspective, the area concerned is well located to allow its integration as a mixed use industrial and business area, into the fabric of the town:

- It is located in close proximity to the town centre and other industrial areas, and has easy access via Studholme Street.
- The proposed use is consistent with the present use of the Fonterra Dairy Factory and Greenlea Premier Meats industrial area immediately to the North.
- The proposed area is well defined and contained within physical buffers: the Waitakaruru Stream to the North, the railway line to the East, the future Morrinsville Bypass to the South, and Morrinsville-Walton Road to the West.
- The predominant Westerly winds will tend to direct noise and other emissions created by future uses away from the Morrinsville Township.
- The relatively flat topography of the site lends itself to industrial and large scale business development.
- The Waitakaruru Stream and the presence of the established stand of Oak trees on the Eastern part of the site create the opportunity to incorporate elements of open space into the development. This could create a high quality environment with recreational opportunities for future workers in the area and the Morrinsville Community as a whole.
- The extensive recreation reserve West of the area (on the opposite side of Morrinsville-Walton Road), creates a buffer from potentially incompatible land-uses.
- In the longer term, the area can be connected to the future Bypass to keep non-essential heavy vehicles out of the town and town centre.
- There is the potential for the area to be connected to the railway line along its Eastern boundary.
- The area is located on the Southern periphery of the town, well separated from future residential and rural-residential development planned to the North of the town.

ISSUES

Transportation, Engineering, and Urban Design reports have been developed in relation to the proposal. The findings of these reports are summarised below.

Transportations

The traffic and transportation matters relating to the proposal have been considered in a Transportation Assessment Report. This assessment has concluded that potentially rezoning the Eynon Road site would have minimal effects on the surrounding road network, taking into consideration the mitigation works that are proposed.

The proposal includes the upgrade of the intersection of Kuranui Road, Morrinsville-Walton Road, Studholme Street and Eynon Road from its current cross-road layout to a round-a-bout. The construction of a round-a-bout would reduce some existing safety concerns at the intersection and therefore would be considered an overall benefit to the road network.

A rail connection is also a possibility at this site, as the Eastern Rail Link is located on the Eastern boundary of the site. This could be a major benefit for industrial and business users, as provides potential for future use for direct transportation of goods to and from the site via rail.

In addition to road and rail, due to the presence of the existing Oak Trees and the vegetation adjoining the Waitakaruru Stream, there is the potential for pedestrian and cycle routes to be established, which can potentially link-in with the existing tracks along the Waitakaruru Stream to the West and the Piako River to the East.

Engineering

Stormwater - Should development occur at Eynon Road, there is not expected to be any impact on Morrinsville's existing Stormwater Reticulation System. To achieve this, the best way to dispose of stormwater from the site would be to install two large stormwater ponds, one situated in the Northern portion of the site, the other in the South-East. The stormwater ponds would cater for all stormwater runoff from the site, with a controlled outlet to the Waitakaruru Stream. These stormwater ponds could possibly form part of any walkways and open space network that could eventuate.

Wastewater - Investigations have shown that there is sufficient capacity in the Morrinsville network to cater for the development. There is currently a 150mm diameter line situated in Studholme Street, where there is sufficient capacity.

Water Supply - It is unlikely that the development will have an impact on Morrinsville's existing water supply system. There is currently a 300mm diameter line situated in Studholme Street that could be extended to the site. This line is also sufficient to cater for fire fighting purposes.

Urban Design

To aid in meeting a development of high quality, A company specialising in Urban Design, known as 'Phillips Associates', have come up with a range of design considerations. These considerations are:

- a. *Promoting an active pedestrian/vehicular environmentally sensitive urban design master plan;*
- b. *Preserving the human scale with proper streetscape proportions, Emphasizing human interaction;*
- c. *Preserving the native plantation. Balancing the built environment by merging it with the surrounding natural area both physically and visually. Creating landscaped pedestrian connections;*
- d. *Turning Eynon Road into a pedestrian-oriented boulevard, merged with surrounding landscape; promoting an attractive living environment, which can answer the functional needs of contemporary industry as well as the social and cultural needs and expectations of the user's;*
- e. *Emphasizing and promoting vernacular character throughout the design process by both referring and referencing the traditional industrial urban block structure proportions of the region and promoting an architectural approach in reference to the traditional New Zealand industrial architecture;*
- f. *Gateways and entrances to the area to be emphasized. Southern entrance can be celebrated with a landmark since it is also the Southern entrance to the town as well being a gateway to the industrial division. This landmark to be named and designed coherent with the Morrinsville town character, and new zone;*
- g. *An efficient distribution of density to be proposed, form a denser centre around Eynon Road to larger lots towards the edge of the site for industries demanding larger facilities. Overall density of the area to be designed in alignment with the traditional industrial patterns of the town and the region;*
- h. *Enhancing the property values through innovative design;*
- i. *Double row tree lined streets will be promoted throughout the design area as a main part of landscape network and continuity;*

POLICY AND BYLAW ISSUES

A proposed plan change may eventuate.

LONG TERM COUNCIL COMMUNITY PLAN

COUNCIL ACTIVITIES

Community Facilities

Community Facilities are Council activities focused on recreational and cultural opportunities in the district. Previously, much of the work we have done in this area

has been around the provision of services and assets, such as the libraries, swimming pools, parks and reserves and other public amenities. In the future, Council will be looking to see how it can enhance the provision of these services to the community through the forming of partnerships with other regional and national organisations focused on social and cultural wellbeing.

- *Housing and Other Property*
 - *Identify opportunities for improvement and subsequent implications of those improvements*

COMMUNITY OUTCOMES

- Economic Development: Prosperity
- Planning and Development

SIGNIFICANCE POLICY

This issue is not considered significant in terms of Council's Significance Policy.

COMMUNICATION AND CONSULTATION ISSUES

The consultation plan was approved by Council on the 13th April 2011.

At the moment Plan Change 30 is only in the initial 'Feedback' stage, while feedback and ideas on the project are called for. This will involve an Open Day for the community to come and share their views on the proposal. Once this stage closes, a 'Draft Provisions Document' will be created, taking into consideration the feedback gained.

Once the 'Draft Provisions Document' for the Plan Change has been completed, the community will have another chance to have their say on the proposal, where a following Open Day will be held for the community to present their views further.

Concluding the 'Further Feedback' stage, a formal 'Plan Change' Document will be created, and will be notified for the community to make formal submissions. This is expected to occur in November 2011.

Below is a brief outline of when each stage is likely to occur:

- Feedback Stage – September 2011
- Further Feedback Stage – October 2011
- Plan Change Notification Stage – November 2011

By providing feedback, Council can gauge the community's opinions and ultimately provide a finely-tuned project that will aim to satisfy all key stakeholders and the Morrinsville Community as a whole.

To provide feedback on the proposal, simply complete the associated form and either:

- Deliver it to any Council office, or

- Post to:
Matamata-Piako District Council
PO Box 266
Te Aroha 3342
- Email info@mpdc.govt.nz.

Alternatively, fill in the online form at www.mpdc.govt.nz

FINANCIAL IMPLICATIONS

Resource requirements are in accordance with existing budgetary allocation.

OFFICER RECOMMENDATION

That the information be received.

8 URGENT ADDITIONAL BUSINESS

9 EXCLUSION FROM THE PUBLIC

10 CLOSURE