

ORDINARY MINUTES

MORRINSVILLE COMMUNITY BOARD

DATE: Tuesday, 1 November 2011

TIME: 6:00 pm

VENUE: Events Centre
Ron Ladd Place
MORRINSVILLE

MEMBERSHIP – Quorum (2)

Members:

Mr G D Enderby
Mrs M A Linstrom
Mrs K M Robertson
Mr J J Sharland

Information and recommendations are included in the reports to assist Morrinsville Community Board in the decision making process and may not constitute Morrinsville Community Board's decision until considered by Morrinsville Community Board.

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MATAMATA-PIAKO DISTRICT COUNCIL

MINUTES of an Ordinary Meeting of the Morrinsville Community Board held in the Events Centre, Ron Ladd Place, Morrinsville on 1 November 2011 commencing at 6:00 pm.

1 MEETING OPENING

The Chair welcomed everyone to the meeting and declared the meeting open at 6:00pm.

2 PRESENT**MEMBERS PRESENT**

Mr G D Enderby
Mrs M A Linstrom - Chair
Mrs K M Robertson
Mr J J Sharland

OFFICERS PRESENT

Ms S Barnes	Democracy Services/Health & Safety Manager
Miss T Deane	Democracy Services Assistant
Mrs D Simmons	Community Board Secretary

IN ATTENDANCE

Megan Treweek
(for item 8.3.3)
Donna Nicholas
(for item 8.3.3)
Toni Eyes
(for item 8.3.3)

3 APOLOGIES**MEMBERS APOLOGIES**

There were no apologies.

4 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 enquired from members whether there were any additional items for consideration which qualified as extraordinary or urgent additional business.

There were no items of urgent additional business.

5 PUBLIC FORUM

There were no members of the public in attendance for the Public Forum.

6 CONFIRMATION OF MINUTES

Minutes, as circulated, of the Ordinary Meeting of the Morrinsville Community Board, held on 4 October 2011.

[Minutes October 04 2011 Morrinsville Community Board.doc](#)

COMMUNITY BOARD RESOLUTION

That the Minutes of the Ordinary Meeting of the Morrinsville Community Board held on 4 October 2011 be confirmed and signed as true and correct.

MOVED BY: Mrs M A Linstrom

SECONDED BY: Mr J J Sharland

CARRIED

7 MATTERS ARISING FROM THE PREVIOUS MEETING

Item 8.2.2 College prize giving, no feedback as yet. Wording on the application needs amending to be clearer. S Barnes to check.

8 OFFICER REPORTS**8.1 CHIEF EXECUTIVE****8.1.1 MAYORAL DIARY SEPTEMBER 2011**

File No: DEM021606
Attachments: [Mayoral Diary for September 2011](#)
Responsible Officer: D McLeod
Chief Executive Officer
Author: G W H Vercoe QSM, ED, JP
Mayor

EXECUTIVE SUMMARY

A copy of the Mayoral Diary for the period 1 September 2011 to 30 September 2011 is attached.

POLICY AND BYLAW ISSUES

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

OFFICER RECOMMENDATION/COMMUNITY BOARD RESOLUTION

That the report be received.

Moved by: Mr J J Sharland

Seconded by: Mr G D Enderby

CARRIED

8.1.2 CHIEF EXECUTIVE OFFICERS REPORT FOR OCTOBER 2011

File No: SUP164601
Attachments: [CEOs Report for October 2011](#)
Responsible Officer: D McLeod
Chief Executive Officer
Author: D McLeod
Chief Executive Officer

EXECUTIVE SUMMARY

A copy of the Chief Executive Officer's report for the period October 2011 is attached.

Board Member Enderby complimented the Te Aroha Leisure Pools on their high standard.

Board Member Enderby thanked James Ross for time spent at the Waste Water Treatment Plant showing him around

POLICY AND BYLAW ISSUES

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

OFFICER RECOMMENDATION/COMMUNITY BOARD RESOLUTION

That the report be received.

Moved by: Mrs M A Linstrom
Seconded by: Mrs K M Robertson

CARRIED

8.1.3 BOARD MEMBERS REPORTS FOR OCTOBER 2011

File No: DEM021201
Attachments: [A Linstrom Report to Council](#)
Responsible Officer: D Bellamy
Group Manager Community Development
Author: C Hubbard
Committee Secretary

EXECUTIVE SUMMARY

Board Members reported on the activities of organisations where they were appointed to represent the Board.

DISCUSSION

Board Member Enderby reported on Keep Morrinsville Beautiful and the Heart Safe Community Project as attached to minutes.

Board Member Robertson reported that the Morrinsville Skate Park committee did not have a meeting this month. Discussion was held on the background of the Morrinsville Community Boards involvement in the proposed Skate Park and the site selected for placement. Board Members feel it is a great idea but query the support the group has and why it is not progressing faster. The neighbour's submissions were also discussed.

A representative from the Morrinsville Skate Park committee will be asked to attend next month's Community Board meeting.

Board Member Linstrom reported on the planter boxes organised by Mr Hight; Six have so far been organised with sponsorship being looked for. These are at a cost of \$450.00 each.

OFFICER RECOMMENDATION/COMMUNITY BOARD RESOLUTION

That information be received.

Moved by: Mrs M A Linstrom

Seconded by: Mr G D Enderby

CARRIED

Morrinsville HEARTsafe Community Project

(Morrinsville - a pilot scheme for New Zealand)

Vision: Morrinsville to become a HEARTsafe community – having a high percentage of people (around 2,000) who are confident in acting rapidly around a cardiac arrest – with CPR or in using an defribs (AEDs, Automated External Defibrillator) in an emergency response. It is also about having easily accessible defribs in the community.

Survey questions:

1. How many can recognize the symptoms of cardiac arrest in your group?
2. How many are confident to administer CPR/AED in your group?
3. Where are the AED's located/ or required?

Facts and Figures: More than 1,000 New Zealanders collapse with cardiac arrest every year, and survival depends on a quick response. Those who receive high quality CPR have a greater chance of survival, (the chances of survival reduce by 7 to 10% for every minute of delay.) St John is looking to work with the community at increasing the number of people in Morrinsville who are confident in CPR, and improving access to and visibility of AED's in Morrinsville.

A General Community Meeting: will be held 21st September – 7pm to 8.30 pm at St John's Hall, Anderson Street. (with light supper.) Representatives from your group are invited.

Please forward your answers to the three survey questions by email to wjorange@slingshot.co.nz.

Heartsafe Community Project.

Making Morrinsville the first Heartsafe town in NZ!

Progress to date:

- A very successful launch with a well attended information evening held on the 31st August at the St Johns ambulance station.
- Local committee formed to progress the project
- A red heart shaped float planned for the Morrinsville Xmas parade to be held on the 10th December.
- A register of every defrib location in Morrinsville and access clarification.
- All committee members to be qualified to provide CPR competently.
- A brochure mail drop to every household. Planned to provide info of the Heart safe project.
- Fortnightly meetings to be held.
- Project to be put on facebook to target a wider audience & documentary screened on CTV on 14th Oct.
- Planned local involvement with Piako Post to raise the profile within Morrinsville.

Greg Enderby-Heartsafe Project Team Leader.

8.1.4 MORRINSVILLE ART GALLERY

File No: 05301/301.00
Responsible Officer: D Bellamy
Group Manager Community Development
Author: C Hubbard
Committee Secretary

EXECUTIVE SUMMARY

Charlotte Giblin from the Wallace Gallery was unable to attend and is to be invited to the next meeting.

DISCUSSION

Board Members are to attend the meeting on the 8th November at 5:30pm at the Gallery.

My Tag, My Town meeting is to be held at the Gallery on Wednesday 9th from 6:00pm – 8:00pm.

8.2 COMMUNITY AND SUPPORT

8.2.1 CRITERIA FOR GRANTS

File No: COM161601
Responsible Officer: M Te Wiata
Group Manager Business Services
Author: C Hubbard
Committee Secretary

EXECUTIVE SUMMARY

Board Member Sharland raised discussion on the criteria for Community Board grants to schools and associated entities.

DISCUSSION

The criteria for grants to schools and associated entities, page 4 is not very explicit. The Board members would like this part of the policy clarified.

Ms Barnes explained that the policy is to be reviewed and that the Community Board will see and be asked to comment on the draft policy

Board member Sharland would like Principal endorsement for any school applying for funds.

POLICY AND BYLAW ISSUES

There are no policy or bylaw issues.

OFFICER RECOMMENDATION/COMMUNITY BOARD RESOLUTION

That the information be received.

Moved by: Mr J J Sharland

Seconded by: Mrs K M Robertson

CARRIED

8.3 INFRASTRUCTURE

8.3.1 DISTRICT SIGNAGE

File No: RSB522403
Responsible Officer: F Vessey
Group Manager Service Delivery
Author: C Hubbard
Committee Secretary

EXECUTIVE SUMMARY

Board Member Enderby raised discussion regarding District signage

DISCUSSION

Board Member Sharland reported on CBD signage. Blade signs are being erected at Moorhouse Street, Canada Street, Lorne Street, Studholme Street and Thames Street.

Vehicles are still parking over footpaths outside Tordoffs and the Gull Service Station.

The Democracy Services Manager to request an update on the project for the next Board meeting.

POLICY AND BYLAW ISSUES

There are no policy or bylaw issues.

OFFICER RECOMMENDATION/COMMUNITY BOARD RESOLUTION

That the information be received.

Moved by: Mr G D Enderby

Seconded by: Mrs K M Robertson

CARRIED

8.3.2 JOINT WASTE MANAGEMENT AND MINIMISATION PLAN

File No: 11/783
Responsible Officer: F Vessey
Group Manager Service Delivery
Author: C Hubbard
Committee Secretary

EXECUTIVE SUMMARY

Board Member Enderby raised discussion about the Joint Waste Management and Minimisation Plan.

Board Members, who are able should attend the information meeting, Thursday 3rd November at 5:30pm.

POLICY AND BYLAW ISSUES

There are no policy or bylaw issues.

COMMUNITY BOARD RESOLUTION

That the information be received.

8.3.3 EYNON ROAD: PROPOSED PLAN CHANGE 30

File No: RMR200628
Responsible Officer: F Vessey
Group Manager Service Delivery
Author: C Hubbard
Committee Secretary

EXECUTIVE SUMMARY

Megan Treweek, Donna Nicholas and Toni Eyes addressed the Board with their view of the rezoning of Eynon Road.

DISCUSSION

Board Members felt that the report presented by residents was excellent. Copy attached.

Discussion was held around existing user rights, reverse sensitivity, planning process and unsettled residents.

POLICY AND BYLAW ISSUES

There are no policy or bylaw issues.

COMMUNITY BOARD RESOLUTION

That the information be received.

Presentation to Morrinsville Community Board.

1st November 2011

By Megan Treweek, Donna Nicholas and Toni Eyes.

Eynon Road is a small community street made up of 18 homes, the majority of them railway cottages which are some of the oldest houses in Morrinsville. The proposed development of Eynon Road will not only have a massive impact and displace many families down the street, it will also have a negative impact on other businesses/land owners in town who already own property (developed or not) that is zoned industrial/business.

As we see it, there are three core issues with the development and its negative impact on the affected communities. These are;

- A) The proposed development seems at odds with the current town layout and future growth,
- B) The rezoning will displace and adversely affect the current Eynon Road residents, and
- C) MPDC has a conflict of interest, as it owns the land that is proposed to be developed.

Where's the demand?

But before potential effects on the community are considered, perhaps the most important question that needs answering is, how much industrial land does Morrinsville really need?

When reading the presentation provided to Eynon Road residents by MPDC, it appears that Morrinsville is in the middle of an industrial boom, there is no undeveloped industrial land available in the town, and businesses are avoiding Morrinsville as there is no land available. However, we feel that is simply not the case.

A quick look at the MPDC Growth Strategy (pg 78) revealed how much industrial zoned land is available in the MPDC district. Of all the three towns in the district (Morrinsville, Matamata, and Te Aroha):

- ***"Morrinsville has the highest ratio of zoned business land (0.022 ha/ household)".***
- ***"Morrinsville has the highest ratio of industrial zoned land (0.034 ha/ household)".***
- ***"Morrinsville still has 0.014 ha/ household of vacant industrially zoned land."*** (The highest ratio of vacant land of any of the towns).

And yet, from that information MPDC concludes: (pg 79)

“Currently, the highest ratio of supply of industrially zoned land is in Morrinsville where there is provision for conventional as well as heavy industry. Even so, there are indications of excess demand given the ownership structure of the available zoned land, development constraints, and the diverse needs of industry.”

It would seem that Morrinsville is currently blessed with an abundance of both light and heavy industrial land. One has to ask what the supposed “indications” are that are suggesting “excess demand” for industrial land? The indicators are certainly not evident in MPDC’s own projections. Data from MPDC’s growth strategy (pg 51 & 52) shows that the number of building consents issued for industrial/business development in Morrinsville have been steadily declining since 2004/2005, dropping to almost nil in 2008.

Perhaps MPDC is looking to the future, where they see an industrial boom in Morrinsville? Surely then, there would be financial indications that point towards growth and prosperity. In their Growth Strategy (pg 62), MPDC admits the global financial situation is bad, and that economic growth in the district will be driven by overseas market forces.

- ***“In the near-term the global recession and the meltdown in the world financial markets will influence the growth and development of the District. With declining property prices and a lack of financing, property development and construction has slowed down while constraints in the financial markets impact on expansion of rural processing facilities. This trend is likely to continue at least until the world economy stabilises, and confidence in the financial markets is re-established.”***

Perhaps the global economic situation has changed since MPDC’s growth strategy was written, and there indications that suggest the world is lifting itself from the recession. Er, no. Just recently (7.10.2011) our Finance Minister, Bill English stated on National Radio that we won’t see another property boom like that prior to 2008 for a very, very long time, if ever. Is MPDC saying that they have a better idea of the property market than the whole of the New Zealand Government?. NZ has just had its international credit rating downgraded (that’s BAD news for investment). Overseas commentators are suggesting that the world may be heading into the biggest economic downturn since the great depression of the 1930’s.

The truth is, there is ample developed industrial land available in Morrinsville to meet demand at the present time. Furthermore, there is additional industrial-zoned land in Morrinsville that is yet to be developed, which will meet the demand at least in the midterm and possibly in the long-term. If MPDC develops more industrial land, the

market will be further saturated which will drive land prices lower. Everyone will lose out - the value of existing industrial land will be reduced, ratepayers will not see returns on their investment (the development), and the value of current Eynon Road properties will drop.

The effects of the current economic situation are quite apparent in Morrinsville. People in the town who currently own developed industrial land can't sell it. So we ask the question, with the world in economic turmoil, and an abundance of developed and undeveloped industrial zoned land currently in Morrinsville, where is MPDC's projected demand coming from? Where is the research to support this demand?

Current town planning

The Eynon Road project will be somewhat removed and detached from the three current industrial zones in Morrinsville. The established light industrial zone is to the north west of Morrinsville, quite far from Eynon Road. The proposed Eynon Road development is also physically separated from both the Fonterra and Greenlea industrial sites by the Waitakaruru stream. Furthermore, the proposed Eynon Road development is separated by distance from the existing heavy industry zone to the south of Morrinsville. The Eynon Road project is also detached from the retail/commercial hub of Morrinsville. There are already 3 established industrial zones, plus the retail/commercial zone in Morrinsville, so why does MPDC want to create a 4th industrial zone, and further fragment Morrinsville's business community?

Additionally, the north-west of the town, where the majority of industrial land is currently situated, is ideally positioned to take advantage of the proposed Morrinsville-Hamilton expressway, and link to the Waikato Expressway which will connect directly to Auckland.

The land around Eynon Road is also very high quality. It has an LUC class of 1; which is the best land you can possibly get. MPDC states in their growth strategy that this land needs to be preserved.

So what does MPDC want to do? They want to rezone some prime rural land for industrial development. Rural land that is geographically far removed from all the other industrial land in the town. Rural land that features a small residential sub-community.

Effect on current Eynon Road residents

The rezoning of Eynon Road will have a massive effect on all of the 18 homes and the people that live within them, as well as a number of homes on Morrinsville-Walton road.

The planned development is already having a negative effect on house prices down Eynon Road, something that will only increase in the future. Several home owners have been told by real estate agents not to bother trying to sell their house at the present time; residents' homes are literally 'up in the air'. If the development does go ahead, when construction starts there will be many more other major issues for the people living down the street.

For example, increased traffic flow on Eynon Road during construction, and once developed, will create a safety hazard for children and pets that does not currently exist. Homes on Eynon Road will be more susceptible to burglary as there will be more foot traffic and opportunistic criminals in the area.

The houses will lose their amenity value. Many residents purchased their property primarily for the rural feel of Eynon Road, coupled with its close proximity to the township. The rural outlook on both the north and south sides of the Eynon Road homes will be lost if the development proceeds. There is little to no opportunity for current property owners to purchase other land in Morrinsville that has a similar rural feel, whilst still being close enough to the town centre to walk. The small sub-community that the residents are now part of will be lost forever if the development proceeds.

If the development proceeds, current Eynon Road property owners will be unlikely to match market rent. Without substantial capital input, the homes on Eynon Road are of little other use than as residential dwellings. Residents choosing to vacate Eynon Road, and rent-out their property, will be subjected to lower rental income as people are unlikely to want to live in a home in an industrial area. The homes will be of little use to commercial/industrial tenants and therefore are unlikely to be tenanted. Consequently, the homes will not receive market rent as either residential or commercial/industrial properties, and the likelihood of vacant tenancies will be high.

Eynon Road residents will be subject to noise, light and odour pollution if the proposed development proceeds. Noise will be emitted from industrial processes, which may continue 24 hours per day, and from increased traffic flows, which will have a high percentage of heavy vehicles. Industrial activities may lead to light and odour pollution for Eynon Road residents if the proposed development proceeds. In the presentation made to the Community Board on the 6th September regarding the rezoning, it was stated that the predominant westerly winds would be an advantage of the proposed location as they would direct noise and other emissions created by future use away from the township. How awful for us the Council is expecting us to live and raise our families amongst all the noise and emissions that are not suitable for the rest of Morrinsville

Eynon road residents will also experience a great loss of rights. Being zoned industrial, Eynon Road residents are likely to lose the ability to complain about issues that may adversely affect them, such as noise, odour, or light pollution. We face the very real possibility of living amongst warehouses and companies that operate 24 hours a day. Residents wanting to remain on their property will be unable to make any alterations to their homes as residential dwellings in industrial zones are considered non-complying under MPDC's District Plan, so any alterations will be a conflicting land use and are unlikely to be given consent.

The reality is, at present the council thinks it is perfectly alright for 18 families down Eynon road to live in the middle of a development and ultimately an industrial area. As our houses will be re-zoned industrial/business under the proposed plan change, if we do not sell at a loss and our neighbours do, we will probably be living next door to businesses. This is unfair and unjust and the council wants to develop the town at the ultimate cost of the Eynon Road home owners and their families.

Conflict of interest

The last issue that we have identified is the conflict of interest MPDC holds. MPDC owns land adjacent to Eynon Road. Yet, the ultimate purpose of a district council is to provide services and act in the best interest of rate payers, - from the MPDC website: "**Our job is to serve our community...**". MPDC is unlikely to favour alternative parts of town for industrial development if they can develop their own land first, and hence have a conflict of interest in the development. Due to the conflict of interest, MPDC is unlikely to be acting in the best interests of the Eynon Road property owners, or any other property owners who are affected and who are rate payers, and are likely to pursue potential financial gains from the development.

Further issues raised

MPDC have suggested many other reasons as to why Eynon road is the only place that can be developed on, such as the soil on Avenue Road is less suitable for development. When paved and built on, soil type is irrelevant and as Avenue road has an LUC class of two to four, should be more suitable. MPDC also raised the issue of storm water as a deterrent for developing the existing industrial area of Morrinsville. Storm water issues can easily be resolved by engineering works, and should not be an issue restricting development. There are parts of the Hauraki Plains that support relatively low value land uses (dairy farming) that lie below sea level and require pumping for drainage. Morrinsville does not lie below sea level, therefore, the area in Morrinsville where the current industrial zone is located, to the north west of the town, is perfectly suited to rezoning from rural to industrial/business, and for further industrial development.

Thank you

As you can imagine it has been a great shock to the residents of Eynon Road to have these plans presented to us. It is very upsetting that the council have been working on these plans for over four years and have never mentioned them to us prior to September this year. It is even more upsetting that the residents of Eynon Road appear to have not been taken into account in these initial plans; we would have thought the residents of the community would have been at the forefront of the MPDC minds.

While the council maintain they have made these plans to be an 'attractive living environment'; for me and many other residents that is not good enough. Most of us chose Eynon Road as it was a safe and quite place to raise our families and bringing them up in an industrial/business zone is unacceptable to the standards and morals we hold. If our houses are re-zoned we are set to lose everything we have worked towards financially and socially.

We have been working very hard on top of work/family and study to give the council honest feedback in the short space of time we have been given. On the weekend we held a meeting open to the community to express our concerns. It was well attended by different members of the community; three councillors and Don McLeod. We have attached the minutes of this meeting to our presentation we feel it displays a broad range of views.

Thank you to the Morrinsville Community Board for listening to our presentation tonight.

9 URGENT ADDITIONAL BUSINESS

There were no items of urgent additional business.

10 EXCLUSION FROM THE PUBLIC

There were no items for exclusion from the public.

11 CLOSURE

The meeting closed at 7:50pm.

CONFIRMATION: 6 December 2011

SIGNED:

M A Linstrom