

# **ORDINARY MINUTES**

## **MORRINSVILLE COMMUNITY BOARD**

**DATE:** Tuesday, 6 September 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 6 September 2011 commencing at 6:00 pm.

**1 MEETING OPENING**

The Chair welcomed everyone to the meeting and declared the meeting open.

**2 PRESENT****MEMBERS PRESENT**

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

**OFFICERS PRESENT**

Mrs A Charters-Leahy	Minute Secretary
Mr S Fabish	Community Facilities Manager
(for item 8.3.3 left at 7.08pm)	

**IN ATTENDANCE**

Cr M L Gribble  
Mr M Hight  
(for item 8.3.1 left at 6.25pm)

**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 qualify 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 2 August 2011.

[Minutes August 02 2011 Morrinsville Community Board.doc](#)

**COMMITTEE RESOLUTION**

**That the Minutes of the Ordinary Meeting of the Morrinsville Community Board held on 2 August 2011 be confirmed and signed as true and correct.**

**MOVED BY: Mr G D Enderby**

**SECONDED BY: Mrs K M Robertson**

**CARRIED**

**7 MATTERS ARISING FROM THE PREVIOUS MEETING**

There was one matter arising from the previous meetings.

Board Member Sharland was still concerned there had been no response from Council in regards to his concerns raised over street signage in the CBD. This item had been minuted on several occasions and the Morrinsville Community Board had had no response at all. Mr S Fabish said he will follow this through and speak to Mrs S Kampshof and then report back to Board Member Sharland.

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

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

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**EXECUTIVE SUMMARY**

A copy of the Mayoral Diary for the period 1 July 2011 to 31 July 2011 is attached.

**POLICY AND BYLAW ISSUES**

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

**OFFICER RECOMMENDATION/COMMITTEE RESOLUTION**

**That the report be received.**

**Moved by:** Mr JJ Sharland

**Seconded by:** Mr G D Enderby

**CARRIED**

Items 8.3.1 and 8.3.3 were taken out of order and considered before item 8.1.1

**8.1.2 CHIEF EXECUTIVE OFFICERS REPORT FOR AUGUST 2011**

**File No:** SUP164601  
**Attachments:** [CEOs Report Mid - End July 2011](#)  
**Responsible Officer:** D McLeod  
Chief Executive Officer  
**Author:** D McLeod  
Chief Executive Officer

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**EXECUTIVE SUMMARY**

A copy of the Chief Executive Officers report for the period mid to end of July is attached.

**POLICY AND BYLAW ISSUES**

There are no policy or bylaw issues.

**OFFICER RECOMMENDATION/COMMITTEE RESOLUTION**

**That the report be received.**

**Moved by:** Mr J J Sharland  
**Seconded by:** Mrs K M Robertson

**CARRIED**

**8.1.3 BOARD MEMBERS REPORTS FOR AUGUST 2011**

**File No:** DEM021201  
**Responsible Officer:** D Bellamy  
Group Manager Community Development  
**Author:** C Hubbard  
Committee Secretary

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**EXECUTIVE SUMMARY**

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

Board Member Sharland raised his concerns in regards to an article published in the Piako Post on the Wallace Gallery. The Board have requested that Charlotte Giblin, curator of the Wallace Gallery be invited to the Morrinsville Community Boards October 2011 meeting to present a report on the gallery and discuss financial issues and on-going running costs associated with the Wallace Gallery.

Board Member Sharland also commented on the Code of Conduct adopted by the Morrinsville Community Board and if it is to be ratified by Council. A response to this question is required.

Board member Enderby reported on Keep Morrinsville Beautiful and their latest meeting for which the minutes are attached. Board Member Enderby and his wife will assist in the removal of graffiti if required.

Board Member Robertson reported on the proposed Skate Board Park and that things are moving along. Her report is attached from the 16 August 2011.

The Chairman reported on inwards correspondence

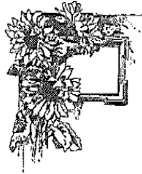
- A letter was received from Keep Morrinsville Beautiful to ask for assistance in the annual Keep New Zealand Beautiful Clean Up week which was held from 1-9 October 2011. The Board will clean up their designated area on the 5 October 2011 at 5:00pm.
- The Chairman and her husband will be attending the Medal Presentation for the Morrinsville Fire Brigade recipients.

**OFFICER RECOMMENDATION/COMMITTEE RESOLUTION**

**That the information be received.**

**Moved by:** Mr J J Sharland  
**Seconded by:** Mrs K M Robertson

**CARRIED**



Keep Morrinsville Beautiful  
&  
Land Care Group

Val Barker  
Secretary  
18 Holmwood Park Drive  
Morrinsville 3300

30 August 2011

Dear Ann

Keep Morrinsville Beautiful (KMB) will once again this year be participating in Keep New Zealand Beautiful cleanup week. We are organising our own dates which will be between 1st October —9th October .

We are endeavouring to encourage all community organisation, ie, churches, service clubs, sports clubs, business houses etc to join us in an all out effort to clean up our environment We appeal to you all to become involved in this important annual event and would appreciate your organisation getting together to clean up rubbish and litter in the designated area below.

KMB will supply rubber gloves, plus litter bags. These can be ordered by ringing the co-ordinator so they can be delivered to you in plenty of time .

If you are unable to participate could you please contact the convenor in time to enable us to allocate another group.

Many thanks for joining us in this all important national annual clean up project.

Your designated area is **Event Centre and Ron Ladd Place**

Val Barker  
Co-ordinator  
Phone 889 5636  
Email valbryan@xtra.co.nz

A handwritten signature in cursive script, appearing to read 'Val Barker'.

## Keep Morrinsville Beautiful-Meeting held on 19<sup>th</sup> August

### *Hanging Baskets:*

Planting will now be at Louis & Marlene Wynen's property at 19 Page Street. This is a very suitable location and planting begins in mid October.

### *Working Bee:*

Will be held on 16<sup>th</sup> September at 9.30am at the Keith Rowling Grove where pruning and general clean up required.

### *Graffiti:*

Still an ongoing issue with difficulty finding a local volunteer to paint out the offending tags around the town.

Transpower sponsorship to be further discussed at the 30<sup>th</sup> September meeting.

### *Clean up week:*

We will be holding our own clean up from the 1<sup>st</sup>-9<sup>th</sup> October.

### *Long Term Plan:*

Maurice has made a submission on behalf of KMB for the LTP.

### *Flowering planters:*

Maurice will be making a <sup>presentation</sup> submission to the MVCB in regards to funding for the above project. His proposal is attached.

### *Tree Planting:*

The Morrinsville Lions Club will be undertaking a tree planting programme for communities and KMB will consider their offer of assistance.

Next Meeting will be on 30<sup>th</sup> September.

### Greg Enderby

### MORRINSVILLE SKATE PARK

The last meeting was held on 16<sup>th</sup> August. I was unable to attend due to illness. A committee was formed to drive the Skatepark development forward. Tina Ellis was elected Chairman. Neil Goodger and myself are on the committee of 7

An application is before Council (lodged 31<sup>st</sup> August) requesting Council to pay the costs of Resource Consent, from the newly formed Community Resource Fund.

There is a small issue with the survey pegs regarding the exact measurements of the siting of the park

The old Museum premises has been sold and will be moved off the land later in September

Morrinsville Lions are helping to move the waka off the site but this will not be before January

**Kathy Robertson**

**COMMUNITY AND SUPPORT****8.1.4 GRANT APPLICATION - KEEP NEW ZEALAND BEAUTIFUL 2**

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

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**EXECUTIVE SUMMARY**

A grant application has been received from the Keep New Zealand Beautiful, Morrinsville branch requesting funds to help with their annual hanging basket planting in the central business district. The Chairman raised a discussion and the Board all agreed to grant the amount of \$500.00 to Keep New Zealand Beautiful Morrinsville Branch.

**POLICY AND BYLAW ISSUES**

There are no policy or bylaw issues.

**OFFICER RECOMMENDATION/COMMITTEE RESOLUTION**

**That the Board grant the amount of \$500.00 to Keep New Zealand Beautiful Morrinsville Branch for their hanging baskets**

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

**CARRIED**

**8.1.5 GRANT APPLICATION - MORRINSVILLE COLLEGE P.T.A**

**File No:** COM161601  
**Attachments:** [Morrinsville College PTA](#)  
**Responsible Officer:** M Te Wiata  
Group Manager Business Services  
**Author:** C Hubbard  
Committee Secretary

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**EXECUTIVE SUMMARY**

A grant application has been received from the Morrinsville College P.T.A requesting funds towards commemorative medals for participants in the annual fun run/walk.

**DISCUSSION**

The Chairman raised discussion and the Board could not agree.

**POLICY AND BYLAW ISSUES**

There are no policy or bylaw issues.

**OFFICER RECOMMENDATION/COMMITTEE RESOLUTION**

**That the Morrinsville Community Board grant \$500.00 to the Morrinsville College P T A**

**Moved by: Mr J J Sharland**

**LOST FOR A WANT OF A SECONDER**

**AMENDMENT**

**That the Morrinsville Community Board declines the application.**

**Moved by: Mrs M A Linstrom**

**Seconded by: Mr G D Enderby**

**CARRIED**

Cr Sharland abstained from voting.

**8.1.6 GRANT APPLICATION - MORRINSVILLE PROMOTION ASSOCIATION**

**File No:** COM161601  
**Attachments:** [Morrinsville Promotion Association](#)  
**Responsible Officer:** M Te Wiata  
Group Manager Business Services  
**Author:** C Hubbard  
Committee Secretary

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**EXECUTIVE SUMMARY**

An application has been received from Morrinsville Promotion Association for funding for the Annual Morrinsville Fireworks Extravaganza.

**DISCUSSION**

The Chairman raised a discussion and the Board all agreed to grant the amount of \$500.00 to Morrinsville Promotion Association for their Fireworks Extravaganza.

**POLICY AND BYLAW ISSUES**

There are no policy or bylaw issues.

**OFFICER RECOMMENDATION/COMMITTEE RESOLUTION**

**That the Morrinsville Community Board approve the amount of \$500.00 to the Morrinsville Promotion Association.**

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

**CARRIED**

## **8.2 INFRASTRUCTURE**

### **8.2.1 MORRINSVILLE PLANTER BOXES**

**File No:** PRE520409  
**Responsible Officer:** F Vessey  
Group Manager Service Delivery  
**Author:** C Hubbard  
Committee Secretary

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#### **EXECUTIVE SUMMARY**

Mr Maurice Hight attended the meeting to present to the Community Board ideas for combining planter boxes with hanging baskets.

#### **DISCUSSION**

Mr Hight spoke to the Board and reported after an overseas holiday it gave him an inspiration to move his project forward. His report is attached.

A discussion was held on who would pay as the approximate cost will be around \$450.00 plus GST per planter box. They would make the streets look very appealing and compliment the hanging baskets. Mr Hight is going to erect a planter box at the Croquet Grounds as a demonstration, he is also going to approach various groups in Morrinsville and see if they would support his idea. Mr Hight also thought families of deceased relatives perhaps would like a planter box with a memorial plaque.

The Board supports Mr Hights idea in principal and await further feedback from Mr Hight once he has met with other groups.

#### **POLICY AND BYLAW ISSUES**

There are no policy or bylaw issues.

#### **OFFICER RECOMMENDATION/COMMITTEE RESOLUTION**

**That**

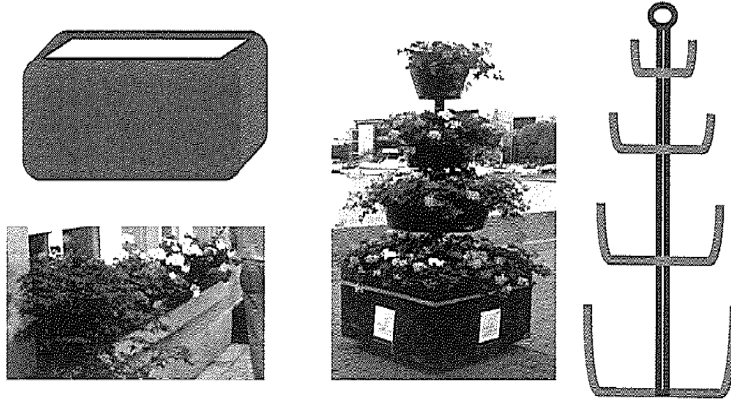
- 1. the information be received.**
- 2. The Morrinsville Community Board supports Mr Hight's idea and awaits feedback after Mr Hight has met with other groups.**

**Moved by:** Mrs K M Robertson

**Seconded by:** Mrs M A Linstrom

**CARRIED**

# Morrinsville Beautified



As we travelled around the UK and Europe, I smugly compared their country road-sides with NZ. Mostly their roadsides are like, or worse than, the roadside from the gully west of "our" beautification to the railway crossing. In other words we (NZ) have our roadsides much neater and better kept than UK and Europe. Which for a population of 4.5 million and the same area as the UK – who have 60 million- is a great achievement.

However .....

Many of you have been overseas to the UK and Europe and will have noticed the street-level pots and tubs of flowers and the impact of these on the streetscape. These transform the retail areas and have a massive visual impact on the streetscape for (I estimate) a modest cost and work input.

The hanging baskets in Morrinsville are very good but they lack the street-level impact of tubs. A co-ordinated display of hanging baskets plus street-level planters and tubs would really set the Morrinsville Streetscape up as a must-see and be a stunning display. I am not aware of any NZ towns or cities that have a comparative, high impact, beautiful floral display at street level.

Those of you who have observed this display will probably also have questioned why we cannot do the same. but the response back home, I am sure was ..... '*what about vandalism*'.

*Now that was my immediate response as well, but then I thought: are these European communities really any different in that regard to Morrinsville? I cannot believe that the people in all the cities, towns and villages in Europe are potentially less vulnerable (and inclined) to vandalism than Morrinsville.*

To get acceptance for street-level flowers will however require a carefully planned approach. I suggest a co-ordinated and medium term approach, indeed a campaign. We need to change attitudes and mind-sets in the community.

My first mission is to convince the members of KMB that it is worthwhile and achievable. I will ask Val to set aside a reasonable slice of time on our next meeting agenda for a full and frank discussion on the issue. If at the end there is reasonable support, the next step, I suggest is to go to the Morrinsville Community Board – we now have a good relationship and I am sure that our representative KMB members on that august board will be able to smooth the way!

I am prepared to personally front up and drive this project, to put the case - and take the flack if necessary - and determinedly pursue this project to its successful conclusion.

*If you thought Keith Rowling was determined – you 'aint seen nothing yet'!*

If the Community Board is supportive of the project then we would need to work with them to sell the idea to local retailers, business people, service clubs and the wider community and also work through the '*Piako Post*'

Many of you will know how disappointed I have been with the attitude of local retailers to accepting some responsibility for the street outside their premises. I am hopeful if we sell this concept well, this will change their outlook in more ways than one.

To get a practical scheme in operation, we need to persuade them (the retailers) to take responsibility for the manual watering of plants outside their shops, to take a watchful attitude to any vandalism and take a pride in the quality of the display. To also accept that this will enhance their business and collectively, the whole of the CBD. This will also require an approach to the MBA by both the CB and KMB to get their enthusiastic support and drive.

We may also need to canvas the Service Clubs in town to get a commitment of donations of time, expertise and goods to both construct these planters and to assist with the purchase of the plants. I am also prepared to 'wait on' Morrinsville College PTA and the Board of Trustees. The District Council, I am sure, will give support if the community demonstrates enthusiasm for a further enhancement of the town.

I intend to make some of these structures myself for our home garden (I favour the tiered pots) and also request that the Morrinsville Croquet Club agree to the President providing one on display, inside their front gate as part of their Centennial Celebrations.

This will also enable interested retailers and locals, to see what we have in mind for the CBD.

I have given a lot of thought to the design of the frames of the tiered planters, their position on the footpath and also the number – between 10 and 20. After I have commissioned a number for our garden, I will be able to confirm and recommend the design and materials that could be used. The polythene pots could be either green or terracotta in colour and the flowers either the same as the hanging baskets or complimenting them.

I am sure that if we can sell this very "in your face " and "town changing" project, there will be a number of local businesses who will be prepared to contribute work/and/or materials and this will also add to the community benefit of this endeavour.

I predict that the Spring of 2012 would be the earliest completion date.

We will also need to find a new base and more permanent preparation area for our hanging baskets and if accepted, the tiered planters. I wonder if a remote corner of the Fonterra Site in Morrinsville is a possibility – we have influence! - or the 'old' mushroom factory site or a corner of Shane Gibbons' or a corner one of the sites to the west on Anderson Street.

*Maurice Hight*

- Previously "slack" and now changed to hypo-active President of

*Keep Morrinsville Beautiful*

**8.2.2 MORRINSVILLE STREET LIGHTING**

**File No:** RSB521605  
**Responsible Officer:** F Vessey  
Group Manager Service Delivery  
**Author:** C Hubbard  
Committee Secretary

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**EXECUTIVE SUMMARY**

Board member Sharland to raise discussion regarding the street lighting not working on occasions.

**DISCUSSION**

Board Member Sharland commented that recently the lights had not worked for several days consecutively and he requests an explanation from Council as to why this has happened and what the issue and when and how to be rectified. Board Member Sharland said it is a real concern and a major safety issue.

Mr S Fabish said the problem is in the process of being rectified and that he will follow this item up and report back to Board Member Sharland when he has some information.

**POLICY AND BYLAW ISSUES**

There are no policy or bylaw issues.

**OFFICER RECOMMENDATION/COMMITTEE RESOLUTION**

**That Mr S Fabish will follow up Board Member Sharlands' concerns and report back to him.**

**Moved by:** Mr J J Sharland  
**Seconded by:** Mrs M A Linstrom

**CARRIED**

### 8.2.3 PROPOSED PLAN CHANGE 30: EYNON ROAD MIXED INDUSTRIAL / BUSINESS ZONE

**File No:** RMR200628  
**Responsible Officer:** F Vessey  
Group Manager Service Delivery  
**Author:** C Smithers  
Parks and Property Planner

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#### 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 13<sup>th</sup> April 2011 and staff are now starting this consultation process. A timetable for the first stage of this process 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 – 13<sup>th</sup> 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 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 is 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 13<sup>th</sup> 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 people's opinions and ultimately provide a finely-tuned project that will aim to satisfy all key stakeholders and the Morrinsville Community as a whole.

**FINANCIAL IMPLICATIONS**

Resource requirements are in accordance with existing budgetary allocation.

**DISCUSSION**

Mr S Fabish was present to report on this item. The Council are consulting and advising various groups about Eynon Road plan change 30. Mr S Fabish explained to Board Member Sharland why different groups are being advised before the general public open day on 1 October 2011.

Residents of Eynon Road will have access to three meetings on the proposed day allocated to them.

Board member Sharland asked if he could attend the meeting on 21 September 2011 and Mr S Fabish said he will advise Board Member Sharland if this is possible.

Mr S Fabish commented he will report back to the Board on the proceedings on a regular basis

The Chair thanked Mr Fabish for his attendance.

**OFFICER RECOMMENDATION**

**That the information be received.**

**Moved by: Mrs M A Linstrom**

**Seconded by: Mr G D Enderby**

**CARRIED**

**9 URGENT ADDITIONAL BUSINESS**

There were no items of urgent additional business.

**10 EXCLUSION FROM THE PUBLIC**

There were no matters for exclusion from the public.

**11 CLOSURE**

The meeting was closed at 7:55pm.

**CONFIRMATION:** 4 October 2011

**SIGNED:**

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M A Linstrom