

# ORDINARY AGENDA

## COUNCIL

**DATE:** Wednesday, 12 August 2009

**TIME:** 9.15 am

**VENUE:** Council Chambers  
Matamata-Piako District Council  
35 Kenrick Street  
TE AROHA

## **MEMBERSHIP – Quorum (6)**

### **Members:**

Mayor G W H Vercoe QSM, ED, JP  
Cr J E Barnes  
Cr S D Gillard JP  
Cr C L Greenville JP  
Cr M L Gribble  
Cr J W Harris  
Cr P M Jager  
Cr T J M Johnston JP  
Cr R J McGrail  
Cr G R Stanley  
Cr M P Steffert  
Cr L M Tisch

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

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**1 MEETING OPENING****2 PRESENT**

**MEMBERS PRESENT**

**OFFICERS PRESENT**

**IN ATTENDANCE**

**3 APOLOGIES**

**MEMBERS 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 to enquire from members whether there are any additional items for consideration which qualify as extraordinary or urgent additional business.

**5 CONFIRMATION OF MINUTES**

Minutes, as circulated, of the Ordinary Meeting of the Matamata Piako District Council, held on 8 July 2009

[Minutes July 08 2009 Council.DOC](#)

**DRAFT RESOLUTION**

**That the Minutes of the Ordinary Meeting of Council held on 8 July 2009 be confirmed and signed as true and correct.**

**6 OFFICER REPORTS****6.1 CHIEF EXECUTIVE****6.1.1 MAYORAL DIARY FOR JULY 2009**

**File No:** DEM021606  
**Attachments:** [MAYORAL DIARY July 2009.doc](#)  
**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 to 4 August 2009 is attached.

**POLICY AND BYLAW ISSUES**

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

**OFFICER RECOMMENDATION**

**That the information in the Mayoral Diary for the period 1 July to 4 August 2009 be received.**

**6.1.2 COMMUNITY BOARD REPORTS FOR JULY 2009**

**File No:** DEM021201  
**Responsible Officer:** D McLeod  
Chief Executive Officer  
**Author:** J Payze  
Committee Secretary

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**EXECUTIVE SUMMARY**

Representatives of the three community boards to be in attendance to advise Council of items of interest from their meetings.

**Morrinsville Community Board**

**Matamata Community Board**

**Te Aroha Community Board**

**POLICY AND BYLAW ISSUES**

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

**OFFICER RECOMMENDATION**

**That the Community Board Reports for July 2009 be received.**

**6.1.3 STAFF LONG SERVICE AWARD PRESENTATION**

**File No:** SUP382807  
**Responsible Officer:** D Bellamy  
Environmental Services Manager  
**Author:** J Payze  
Committee Secretary

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**EXECUTIVE SUMMARY**

Presentation time: 9.45 am

Mrs Kathy Duncan, Rating and Valuation Officer, is to be recognised for her 20 years long service to the Matamata-Piako District Council.

**POLICY AND BYLAW ISSUES**

There are no policy or bylaw issues.

**OFFICER RECOMMENDATION**

**That Mrs Duncan be congratulated on her achievement and thanked for her long service to the Matamata-Piako District Council.**

**6.1.4 GROWTH STRATEGY 2008 - 2038**

**File No:** RMR 200412A  
**Attachments:** [Fed Farmers Sub Jun09.pdf](#)  
**Responsible Officer:** D McLeod  
Chief Executive Officer  
**Author:** P Rolfe  
Community Development Manager

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**EXECUTIVE SUMMARY**

Over the last year Council has worked through a process to develop a Draft Growth Strategy. This draft was then publicly advertised as part of Our Community Our Future (LTCCP) 2009 inviting submissions.

Council now needs to adopt the Growth Strategy so that it can be referred to as part of the development of other policy that affects Councils functions, for example to inform Councils stance on growth and development through the Regional Policy Statement.

As part of adopting the strategy Council needs to decide if it wishes to respond to a submission that was lodged by Federated Farmers and received by Council at its hearing on 3 June 2009. All submissions were due on 15 May 2009. A discussion on all the issues raised is outlined within this report.

A CD of the document is circulated separately.

**BACKGROUND****The Strategy**

The growth strategy takes a long-term view to guide the integrated development of the District as a whole by connecting the reality of our situation with the community's aspirations and the financial affordability of growth. The Growth Strategy is the "glue" that "bonds" land-use, with infrastructure, transportation, and funding recognising the various legislative frameworks that Council is required to operate under.

The Strategy looked across the District as it exists today and considers the trends, opportunities, constraints, and external influences that impact on future growth, and arrives at key observations as follows:

- Regional Context – The District is located in the golden triangle formed by Auckland, Hamilton and Tauranga housing a third of the Country's population and due to this location, access to markets and transport networks, the District is poised to see continued growth through the exploitation of its tourism potential, expansion of the business sector and migration from nearby cities as people search for a quality lifestyle.

- Population – Over the next 30 years the population is expected grow from 31,200 to 37,000 whereby the rural population is expected to remain stable and the urban population is expected to grow by 1% per annum. In addition it is identified that the age bracket of those 65 and older is likely to double by the year 2038.
- Urban Settlement – Four options were considered to manage the predicted growth
  - Growth management through current processes
  - Concentrating growth in the three towns
  - Dispersed growth which would also see rural villages expand such as Tahuna, Waihou, Waitoa, Te Poi and Hinuera
  - Market driven growth where decisions would be left entirely up to the market

Consultation clearly identified “concentrated growth” therefore the strategy adopts a concentrated growth model that sees the towns of Matamata and Morrinsville increase to around 8500-9000 people and Te Aroha to approximately 5,000 people by 2038.

In addition it highlights the need to integrate land-use, infrastructure, funding, and transportation and recommend the need to complete structure plans for the towns and urban design guidelines.

- Transportation – The early completion of the Waikato Expressway presents new opportunities to integrate the District’s external road connections and improve the links between Hamilton and Morrinsville along with improving Tahuna-Ohinewai Road from Mercer interchange to State Highway 27.
- Economy – Agriculture especially dairy farming is the backbone of the District’s economy and is likely to remain as the predominant driver in the future. Horticulture is identified to increase due to loss of land in Auckland and it is identified that there is a need to review the rural subdivision rules and the need for the management of the effects of horticulture and intensive farming on rural amenity values. In addition it identifies that freight handling facilities be further investigated at Hinuera and Waharoa.
- Environment – the strategy recommends the continuation of the current processes to identify and preserve the District’s significant natural features preserving the biodiversity of the District and its fauna and flora.

### **Implementation**

The Draft Growth Strategy has been recognised within Our Community Our Future (LTCCP) in terms of the predicted growth for the District along with recognition of recommendations within activity plans such as the District Plan Activity Plan.

Some of these projects are underway – for example the proposed plan change for Precinct F, Matamata has been developed and is within the statutory process which will provide for the annual growth rate in Matamata.

**ISSUES****Submissions**

One submission was received by the NZ Transport Agency as follows:

NZ Transport Agency - Strongly favours Option 2 -concentrated growth, as this is most likely to achieve sustainable development and the integration of land use planning with transportation. They wish to further understand how the proposed propositions align with the Future Proof scenarios. If any of the growth propositions are to be implemented, it will require a considerable amount of analysis to optimise the selected project. The submitter seeks further information regarding integration of the proposed growth scenarios with Future Proof, scenario evaluation framework, and specific modelling of each scenario.

Council responded as follows: *“Council advises that Morrinsville growth was assessed as part of the Future Proof Programme and that concentrated growth is the preferred option of Council”.*

The late submission delivered to the Council hearing by Federated Farmers raised the following issues:

1. Council Proposed Role as a Developer – requests that Council stick to its role as a service provider and regulator and not act as an entrepreneur

*Discussion* – The concern relates to a statement on page 6 whereby it recommends Council should step into the role of land developer, possibly in partnership with the private sector, to ensure the availability of industrial land at Morrinsville and Matamata.

As part of Councils functions it needs to ensure that suitable industrial land is available without actually being a developer and if this submission is accepted it is **recommended that the last sentence of the first paragraph on page 6 be deleted**, that is *“In these times of limited investment funding, it is recommended that the Council should step into the role of land developer, possibly in partnership with the private sector, to ensure the availability of industrial land at Morrinsville and Matamata”.*

2. Rural Residential Development – Council needs to explore options for encouraging rural residential lots and suggest small lots of 2500m<sup>2</sup> be encouraged rather than the present policy of 8 hectare rural lots.

*Discussion* – The growth module that is promoted within the draft strategy is to provide for concentrated development around Matamata, Morrinsville and Te Aroha which will assist to protect the good quality soils for agriculture purposes. The strategy also identifies as one of its actions that the District Plan rules for rural subdivision be reviewed therefore if this submission is accepted it is **recommended that the submitter be advised that consultation will be undertaken with key stakeholders when the rural subdivision rules are reviewed.**

3. Water Quality – The submitter disagrees with the statement regarding water quality on page 27 and asks that the section below be removed as they believe that the report that this has come from is flawed.

*“Monitoring shows that water quality is deteriorating across the District. Nutrient concentrations in water are increasing while sediment and faecal levels in the waterways are high. In some areas, nitrate levels in ground water do not meet drinking guidelines. Levels of bacteria in many rivers and streams make water both unsuitable for stock to drink and for recreational use”*

*Discussion* – It is well known that our waterways are not good quality as documented in numerous places such as State of Environment reporting by the Hauraki Gulf Forum or numerous documents prepared by Environment Waikato. If this submission is accepted it is **recommended to soften the statement by deleting the words as shown as struck out in the last sentence. “Levels of bacteria in many rivers and streams make water both unsuitable for stock to drink and for recreational use”.**

4. Soil Health – The submitter disagrees with the statement that *“Soil compaction caused by stock trampling and machine use, is resulting in a deterioration of soil structure”*

*Discussion* – It is identified through various technical reports that the statement is correct based on surveys undertaken by Ag Research and Environment Waikato. If this submission is accepted then it is **recommended that the statement be qualified by adding the words “in some areas”**

5. Revenue and Financing Policy – It is requested that where activities have significant public good characteristics and are available evenly to all ratepayers that they be funded via the UAGC or by targeted rates.

*Discussion* – The Growth Strategy outlines the various funding policies that are relevant within the context of the Growth Strategy. There are no recommended actions that change Councils policy through this strategy. If this submission is accepted it is **recommended that the submitter be advised that any change in policy direction will be subject to consultation with the community.**

6. Tourism and Added Value Industry – The submitter states that ‘Encouragement for these businesses, as with all other enterprises, needs to come by way of our Council making our district an attractive place for growth and opportunity’.

*Discussion* – The Growth Strategy outlines a number of opportunities for tourism and identifies that a Tourism Study be commissioned and that this is underway with government assistance being sought. If this submission is accepted it is **recommended that the submitter’s statement be passed onto those undertaking the study for inclusion.**

7. Water – It is requested that Council review the section regarding agricultural practices effect on water quality on page 63. They believe changes in farm practice have resulted in a marked improvement in water quality while simultaneously lifting productivity.

*Discussion* – It is difficult to justify removing this section when it is known that the statements are correct.

8. Land – The submitters state that farmers will always be focussed on the sustainable use of our districts soils referring to page 63. They also state that this issue is a Regional Council function.

*Discussion* – The statement relates to the Districts land resource rather than identifying that this will be a function of Council. If this submission is accepted it is **recommended that the submitter be advised of this.**

9. Climate Change – It is requested that this contentious issue be dealt with at a national level not a local one. See page 69.

*Discussion* – Climate change is discussed within the strategy as one of the external influences which will impact either positively or negatively on the growth and development of the District and should be recognised. Council is not proposing to put in place any regulation due to this statement. If this submission is accepted it is **recommended that the submitter be advised of this.**

10. Improving Environmental Performance – The submitter requests that any changes to riparian management be made through discussion with the districts farming community and others. See page 104.

*Discussion* – the Growth Strategy on page 104 already states in the 6th paragraph that consultation will be held with farmers and industry groups and that if this submission is accepted it is **recommended that this be reinforced through advising the submitters that as this matter affects landowners as well as public waterways extensive consultation would be required on such an issue.**

## **STATUTORY ISSUES**

The growth strategy recognises the various legislative frameworks that Council is required to operate under.

## **POLICY AND BYLAW ISSUES**

The strategy directs the development of policy for the future.

## **LONG TERM COUNCIL COMMUNITY PLAN**

## **COUNCIL ACTIVITIES**

The strategy will have an impact within the main activity groups of Community Development, Community Facilities and Community Infrastructure and in time Environmental Care.

**FOUR WELL-BEINGS**

The Strategy has been developed taking into account the four well-beings of our communities including the desires of the community through the established community outcomes.

**FINANCIAL IMPLICATIONS**

Some resource requirements have been provided where agreed within activity plans.

**OFFICER RECOMMENDATION**

**That the Growth Strategy 2008 – 2038 be adopted.**

**6.1.5 ADOPTION OF FEES AND CHARGES**

**File No:** SUP163710  
**Attachments:** [fees09.doc](#)  
**Responsible Officer:** D McLeod  
Chief Executive Officer  
**Author:** H Helleur  
Policy Planner

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**EXECUTIVE SUMMARY**

Council's fees and charges are reviewed annually. The changes to 2009/10 fees and charges were released for public consultation with the 2009/19 Long-Term Council Community Plan during April and May of this year. No submissions specific to the proposed changes to the fees and charges document were received, so after finalising the fees and charges they should now be formally adopted for the 2009/10 period. The schedule of fees and charges is attached to this report.

**BACKGROUND**

During the LTCCP process staff and Council reviewed the fees and charges, proposing new charges for parks and reserves, public amenities, housing and other property, recreation and culture, building control, and regulatory planning. Regulatory planning fees were only changed to include GST. Development Contributions fees were also updated to reflect the new policy as part of volume two of the LTCCP. Charges for refuse stations, rubbish bags and recycling bins have also been updated to reflect actual costs.

**STATUTORY ISSUES**

The proposed changes to the schedule of fees and charges were released for public consultation as part of the special consultative procedure for the LTCCP during April and May 2009. No submissions specific to the schedule of fees and charges were received.

**OFFICER RECOMMENDATION**

**That Council adopt the schedule of fees and charges for the 2009/10 period.**

**6.2 ENVIRONMENTAL****6.2.1 DOCUMENTS EXECUTED UNDER COUNCIL SEAL - JULY 2009**

**File No:** REG140801  
**Attachments:** [Executed Docs 2009.doc](#)  
**Responsible Officer:** D Bellamy  
Environmental Services Manager  
**Author:** M Hawthorne  
Legal Advisor

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**EXECUTIVE SUMMARY**

The schedule of documents executed under Council Seal is attached.

**POLICY AND BYLAW ISSUES**

There are no policy or bylaw issues.

**OFFICER RECOMMENDATION**

**That the schedule of documents executed under Council Seal be approved.**

- 7 URGENT ADDITIONAL BUSINESS**
- 8 EXCLUSION FROM THE PUBLIC**
- 9 CLOSURE**