

Ben Inger

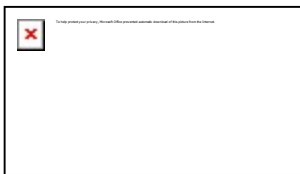
From: Alana Mako <Alana.Mako@tainui.co.nz>
Sent: Wednesday, 9 November 2022 1:32 pm
To: Ben Inger
Subject: RE: Proposed Plan Change 58 - Avenue Business Park, Morrinsville

Kia ora Ben,

Sorry for the delay in getting back to you. Happy with the recommendations made in the CVA and support any further recommendations mana whenua have. I don't have any specific comments to make. When are you thinking of lodging?

Also, just so you know, I am leaving the tribe in a few weeks and I'm not sure who the new contact will be for applications like this, but when I find out I will let you know!!

Ngaa mihi



Alana Mako | Project Advisor / Taiao
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Please contact Waikato-Tainui for more information.

From: Ben Inger <Ben@monocle.net.nz>
Sent: Tuesday, 25 October 2022 9:59 am
To: Alana Mako <Alana.Mako@tainui.co.nz>
Subject: Proposed Plan Change 58 - Avenue Business Park, Morrinsville

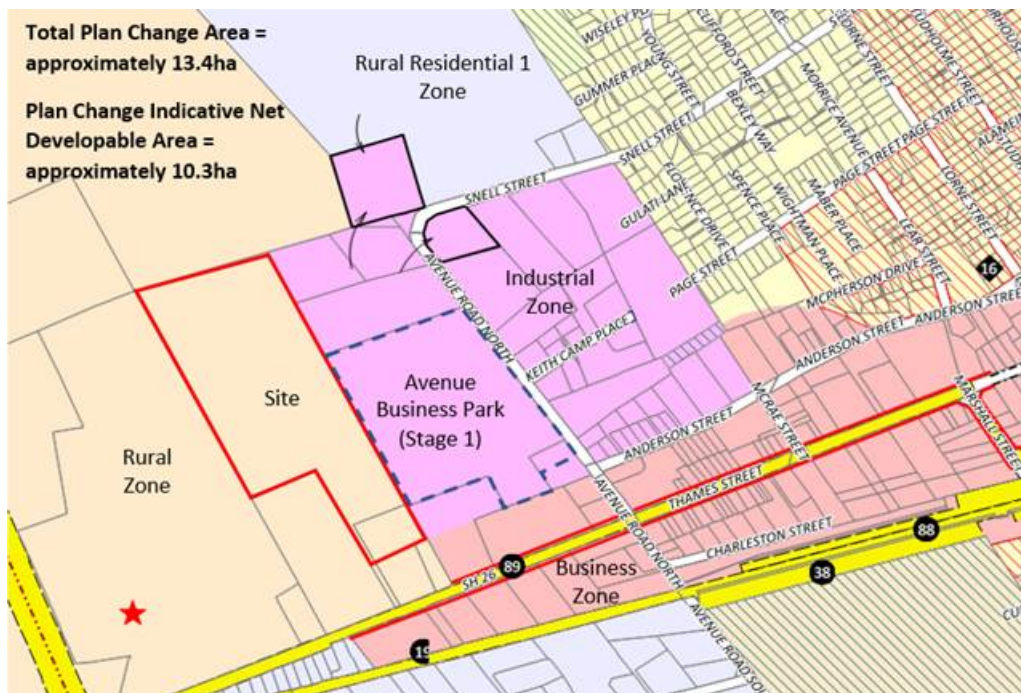
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Kia ora Alana

I hope everything is well with you.

I am assisting Warwick and Marion Steffert (the Applicant) in relation to a Private Plan Change application to rezone 13.4ha of land in Morrinsville from Rural Zone to General Industrial Zone (see location map below). The Plan Change involves changes to the Matamata-Piako District Plan.

The site is located on the western edge of Morrinsville and is immediately adjacent to existing Industrial zoned land. The rezoning will go some way to addressing a medium-term to long-term shortfall of industrial land in Morrinsville which has recently been identified by Matamata-Piako District Council (MPDC) in a report that the Council commissioned in accordance with the National Policy Statement on Urban Development.



We are currently preparing the Plan Change application and anticipate lodging it with MPDC in late November or early December. As part of its preparation, we have been consulting Ngati Hau Iwi Trust over the past several months through Norm Hill. Norm has prepared a Cultural Values Assessment (CVA) which the Trust has recently signed off on and which will be submitted as part of the Plan Change request. The CVA is attached.

The recommendations in the CVA relate to cultural protocols associated with construction works (blessing and accidental discovery protocols), the incorporation of cultural narrative as part of place-making (including reflection of cultural values through landscape design), cultural street and reserve naming, Local Government planning for infrastructure upgrades, stormwater management, contributions to the restoration of the Morrinsville Stream and the Ngati Hau Iwi Trust and the Applicant continuing to work together in good faith.

Recommendation 8 is that contributions to the restoration of the Morrinsville Stream be undertaken. The Applicant supports this recommendation in principle; however, the stream is located outside of the PC58 Site within private landholdings. The Applicant would be willing to support future opportunities for coordinated restoration should they arise, potentially involving other landowners, Councils and mana whenua. The Plan Change application will address this and will confirm that the Applicant is otherwise comfortable with the recommendations, some of which will be addressed as part of future stages of consenting and development.

We would appreciate hearing from you as to whether Waikato-Tainui has any views on the proposed rezoning. Please let me know if you require any additional information or if you would like to meet to discuss the Plan Change proposal.

Ngaa mihi

Ben

monocle

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From: Tayla Cowper <tayla.cowper@nzta.govt.nz>

Sent: Monday, 7 November 2022 3:51 PM

To: Tara Hills <tara.hills@directiontd.co.nz>

Subject: Application 2022-1529; 101 Avenue Road North, Morrinsville, Waikato CRM:0097000051

Kia ora Tara,

Thank you for your application regarding Stage 2 of the Avenue Business Park (Proposed Plan Change 58), Morrinsville.

Both the network and safety engineer have reviewed the draft ITA. Their comments are as follows;

- It is noted that only a concept plan was provided and site layouts may change when this is developed into the final scheme plan.
- It is good to see that the proposed site layout is in line with the Morrinsville Town Strategy for the future road link.
- Considering the traffic on site will get access via Avenue Road North and a new roundabout will be constructed at the Avenue Road North/SH 26 intersection in the near future, Waka Kotahi consider that the plan change will not adversely affect the safety of the state highway network.
- Waka Kotahi have no initial objection with the proposed plan change.

Please note that these are high level comments only and are subject to change once a full application were to be lodged.

If you have any questions regarding this please do not hesitate to contact me further.

Kindest regards,

Tayla Cowper (she/her)

Planner – Waikato/Bay of Plenty

Poutiaki Taiao | Environmental Planning

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