

## Attachment 6. Submission Analysis

Key theme	Key points	MCHST's responses	Reporting officer's comments
Support for the MCHST's activities	<ul style="list-style-type: none"> <li>- The majority of submitters noted their support for the MCHST volunteers and the valuable community service they provide.</li> <li>- One submitter noted it is an essential service that needs to be strongly supported and helped in any way possible to maintain the excellent work these volunteers give to our community.</li> </ul>		
Support for proposed location	<p>Submitters that supported the proposed location noted that it:</p> <ul style="list-style-type: none"> <li>- is an excellent use of the area for what has become an essential community resource,</li> <li>- will allow the community group to expand its facility, and</li> <li>- will enable the Health Shuttle to continue to operate from this central location.</li> </ul>		
Visual impacts	<ul style="list-style-type: none"> <li>- Several submitters raised concerns about the visual impacts of the proposed garage facility.</li> <li>- One submitter noted that the design is fit for purpose only and adds no visual interest to the reserve.</li> <li>- One submitter in support of the proposal strongly advocated the use of architectural caveats to ensure the building doesn't look too industrial and adds to the beauty of the reserve instead of degrading its beauty.</li> <li>- One submitter noted that to create a building that would be appropriate to character and purpose of reserve would be cost prohibitive to the Trust.</li> <li>- While some submitters who supported the proposal supported screen planting, a number of the submitters opposing the proposal highlighted that the need for screen planting indicates that it isn't a well-</li> </ul>	<p>MCHST is yet to finalise the design and scale of the proposed building and is happy to work with interested parties to consider design components to address concerns. It doesn't consider achieving a good design will be cost prohibitive. It also believes the proposed facility will screen the KiwiRail site which it believes detracts from Hetana Street Reserve's visual amenity.</p>	<p>Visual effects could potentially be mitigated through building design and landscaping. Council was unable to secure the services of our landscape architect to provide recommendations to address visual amenity concerns raised by submitters.</p>

	considered development that meets Council’s design objectives.		
Potential impacts on oak trees within Hetana Street Reserve	<ul style="list-style-type: none"> <li>- Several submitters raised concerns about the potential impacts on the two existing oak trees.</li> <li>- Keep Matamata Beautiful noted that the foundations for the proposed buildings and soak hole drainage trenching will need to be considered with regard to damage to the existing two oak trees anchor and feeding roots, the latter of which will no longer be able to nourish the trees as they will be covered by development.</li> <li>- Keep Matamata Beautiful also highlighted that oak trees shed leaves almost constantly, they drop acorns and produce copious amounts of pollen. They raised concerns about the building maintenance implications and whether this will in time result in the request to remove these protected trees.</li> </ul>	MCHST supports the involvement of an arborist in finalising the building and stormwater design and construction. It is aware of the ongoing issues associated with the trees and has taken this into account in the building design. MCHST has confirmed they won’t request removal of the trees in the future.	These concerns are addressed in Arbor Care Ltd’s Tree Assessment report (Attachment 8).
Protection of Matamata’s green spaces	<ul style="list-style-type: none"> <li>- Several submitters stated that green spaces in Matamata should not be sacrificed for buildings that could be located elsewhere. One submitter noted the importance of the reserve in the middle of the central business district is something that should be cherished and developed very carefully, and not squandered on an ugly garage no matter how sympathetic we are to the fact the tenants do such a great job. Others noted that the space needs to be attractive, functional and support community use and engagement.</li> <li>- Several submitters raised concerns that this will set a precedent and create expectations from other user groups to expect the same ability to locate garages for one community group on reserves.</li> </ul>	MCHST’s believes that Matamata has an abundance of green spaces that are underutilised and that the proposed facility will take up a very small percentage of the overall total Hetana Street Reserve. It sees this as a very small sacrifice to ensure the continuation of the Matamata Health Shuttle Service.	Refer to the Hetana Street Reserve Overview section in the hearing report for a description of the reserve and ideas for its future development. Also refer to the Matamata section of the 2021 Parks & Open Spaces Strategy which comments on provision and distribution of open spaces in Matamata.

<p>Alternative sites</p>	<ul style="list-style-type: none"> <li>- Several submitters noted that is only a garage that can be placed in a far more appropriate, fit for purpose location; potentially in an industrial area.</li> <li>- Several submitters raised alternative sites such as the corner at Tainui and Tui streets opposite the Civic centre and the St John's property in Rawhiti Avenue.</li> <li>- Transition Matamata raised concerns about alternative sites such as Pohlen Park, Swap Park and the dog park being considered as possible 'blank canvases' for the addition of buildings.</li> <li>- Another submitter noted that Headon Stadium which has excellent parking and lighting was offered but deemed an unsuitable.</li> </ul>	<p>MCHST's has been unable to find another suitable location for the garage. St John's have confirmed in writing to MCHST that their site isn't available. MCHST noted the urgency in securing a site given Railside by the Green's plans for the current garage site. There is urgency for them to find a site because of Railside by the Green's plans for the current site.</p>	<p>Staff were asked to comment about a potential location adjacent to Headon Stadium in the NW corner of Pohlen Park. Pohlen Park is a Recreation Reserve and the proposal was not considered to be consistent with the purpose and classification of the Reserve. While this could potentially be addressed through re-classification of part of the reserve, concerns were raised about the proposed layout from a CPTED perspective with staff noting that this could be mitigated by changing the orientation or location of the building. Staff's main concern was that the building and access to it would limit the potential to expand the existing playground at the park which had been identified in the Parks &amp; Open Spaces Strategy as a potential future Community Playground. There is limited scope to expand the playground in another direction given the location of the carpark, stadium and playing fields. Locating the building on the carpark adjacent to Pohlen Park may be more feasible however this would reduce the number of car parks that serve Headon Stadium and Pohlen Park.</p>
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<p>Proposal not aligned to the General Policies Reserve Management Plan 2019</p>	<p>- Several submitters stated that the proposal does not meet the objectives of the General Policies Reserve Management Plan ; noting that:</p> <ul style="list-style-type: none"> <li>• The proposed design and building materials don't meet the requirement to ensure the design and scale of any new buildings are appropriate to the character and purpose of the reserve. The</li> </ul>	<p>MCHST is yet to finalise the design and scale of the proposed building and is happy to work with interested parties to consider design components to address concerns about the appropriateness of the building in relation to the character of the reserve.</p>	<p>Refer to the Council's Policies and Plans Assessment section in the hearing report for an overview of the plans and policies that cover Hetana Street Reserve.</p>

	<p>proposed screening highlights this issue and shouldn't be considered sufficient to meet this policy.</p> <ul style="list-style-type: none"> <li>• The proposed building does not promote the objective to facilitate public recreation and enjoyment in keeping with the purpose of the reserve. The buildings are not interactive for recreational use.</li> <li>• There is currently no building on this site so the objective related to optimising the use of existing buildings where practical doesn't apply.</li> </ul>		
Lack of strategic and informed approach to open space decisions	<ul style="list-style-type: none"> <li>- Several submitters raised concerns about making a decision on this proposed facility and use prior to Council finalising the master plan for this park which the community have inputted in to.</li> <li>- Several submitters noted that the ad hoc and reactive nature of planning requests like this will compromise design potential, negate the public consultation and reduce public amenity, recreation and enjoyment at the heart of Matamata.</li> <li>- One submitter noted limitations on the information available to MPDC and others on which to base decisions may mean inappropriate decisions now.</li> </ul>	MCHST's position is that organisations often have to be reactive due to unexpected circumstances. It wasn't consulted on the masterplan but believes the proposed facility would inhibit any visitor infrastructure in the wider Hetana Street Reserve.	Refer to the Council's Policies and Plans Assessment section in the hearing report for an overview of the plans and policies that cover Hetana Street Reserve.
Vehicle manoeuvring	<ul style="list-style-type: none"> <li>- One submitter raised concerns that the proposed location will result in the drivers negotiating the buses into the garages with hard 90 and 180 degree U turns at the end of each tiring day.</li> </ul>	MCHST has trialled the required manoeuvring and has no concerns about turning in and out of the garage.	Vehicle movements and manoeuvring will likely be addressed as part of the resource consent application if the proposal proceeds.
Security	<ul style="list-style-type: none"> <li>- One submitter challenged the need for the site for volunteer safety reasons noting that the organisation would likely already have strategies to keep them safe that would logically be transferable.</li> </ul>	MCHST's position is that this site is safer than other sites that were considered.	

	- The same submitter noted that proposed site was unlikely to offer any facility security advantages and that the screening and doors facing the railway line may make the building more vulnerable than in its current location.		
Potential impacts on the amount of self-contained freedom camping parking	One submitter noted their support was conditional on not removing CSC freedom camping parking.		The proposal will not impact the certified self-contained freedom camping parking in the wider Hetana Street Reserve area.
Potential stormwater impacts	Keep Matamata Beautiful raised a range of concerns about the stormwater impacts of the building and additional road tar seal to accommodate access into the proposed garages. They noted that runoff from the additional impermeable road surfaces will be shed into the public area and that the impacts on the existing two oak trees will need to be considered in relation to the installation of pipes and stormwater soakage tanks.	MCHST has confirmed that no stormwater infrastructure will be located on the side of the proposed facility that the trees are located on and that there won't be an internal gutter.	These concerns are addressed in part through Arbor Care Ltd's Tree Assessment report (Attachment 8).  Stormwater effects will be likely be addressed through the regulatory consents process.
Cost to ratepayers	Several submitters raised concerns that the reserve reclassification could cost the ratepayer upwards of \$30,000.		Council has already spent the majority of the proposed budget on the reserve classification process to date. If Council decides not to approve the classification, the main savings will be associated with not having to survey the proposed local purpose (community facility) reserve.
Mana whenua engagement	One submitter queried whether Tangata Whenua have been asked their views about this piece of land which was historically surveyed out of their possession?		Refer to the section in the hearings report on mana whenua engagement. Mana whenua were

			involved in the engagement undertaken for the Masterplan project which applied Te Aranga Design principles.
Council's role	One submitter challenged whether it is council's core business to find alternative sites for any business whether for profit or not for profit.		Refer to the Council's Policies and Plans Assessment section in the hearing report for an overview of Council's leasing policies.