



Statement of Proposal

Proposed Classification of Hetana Street Reserve

Consultation 6 September – 14 October 2022



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Summary of the proposal

Matamata Community Health Shuttle Trust (MSHST) is a not-for-profit community organisation that provides a community health shuttle service for those who need to travel to medical facilities outside Matamata.

MSHST currently owns a building located next to Matamata Resources Trust (Railside by the Green) on Hetana Street Reserve in Matamata. MSHST will be increasing the size of its fleet and wishes to expand its building to accommodate additional vehicles and manage its operation out of one central facility.

The original proposal to extend the existing garage at its current location was opposed by Railside by the Green because it has ambitions to expand the current building to accommodate demand and additional activities in the future.

Council has considered a range of alternative locations and has determined that relocating and extending the garage at another location on the Hetana Street Reserve is an acceptable option.

The relocation to the new site requires the classification of part of the Hetana Street Reserve as local purpose (community use) prior to the land being leased to MSHST. Council concurrently intends to classify the remainder of the unclassified land as recreation reserve in accordance with the purpose it was vested.

MSHST will be responsible for the relocation and extension of the existing garage and the regulatory consents to develop and operate the new facility.

The proposal

Background

MSHST provides a community health shuttle service for those who need to travel to medical facilities outside Matamata. MSHST currently owns a building located on a portion of Hetana Street Reserve in Matamata. MSHST is increasing the size of its fleet to four vehicles and wishes to develop a garage facility that accommodates four vehicles. An expanded garage facility would enable MSHST to continue to provide volunteer drivers and supporters with modern, well-maintained and clean vehicles and ensure the vehicles are secure when not in use.

The original proposal to extend the current building in its existing location was opposed by Railside by the Green because it has ambitions to expand their current building to accommodate demand and additional activities in the future.

Council has considered a range of alternative locations and has determined that another location on the Hetana Street Reserve is its preferred option to support MSHST to continue its service out a single central facility.

Hetana Street Reserve is owned and administered by Council.

The General Policies Reserve Management Plan 2019 (General Policies RMP) and the Passive Reserves Management Plan 2009 apply to the reserve. Section 7.2 of the General Policies RMP deals with buildings and structures on reserves. The objectives are:

- to ensure the design and scale of any new buildings are appropriate to the character and purpose of the reserve
- to facilitate public recreation and enjoyment in keeping with the purpose of the reserve
- to optimise the use of existing buildings where practicable.

MSHST's proposed location and design of the facility have taken these objectives into account.

The Passive Reserves Management Plan 2009 specifies the management intent as enabling community facilities located upon the reserve to be upgraded or increased in size as demand and use requires.

Reason for this proposal

Classification of reserves under the Reserves Act 1977 identifies the primary purpose of a reserve and helps direct its management, usage and development.

The land parcel containing the subject site was vested to Council in 2000 and is held under the Reserves Act 1977. It hasn't yet been classified.

To enable the leasing of the reserve land to the MSHST, the Council must classify the land local purpose (community use) reserve under section 16 of the Reserves Act 1977.

The proposal

The proposal is to classify approximately 223m² (building footprint and 2m buffer) of Lot 2 DPS 86435 to local purpose (community use) reserve to enable MSHST to relocate its existing garage and extend it to create a four bay garage.

Concurrently, Council intends to classify the remainder of Lot 2 DPS 86435 in accordance with the purpose it was vested, that is, as recreation reserve.

The proposed garage is 16.12m wide and 7.07m deep with a pitched roof. It is proposed to locate the garage in the south-west corner of the reserve; approximately 12m from the western

fence between the reserve and the rail line and 3m from the side boundary. Refer to the supporting information for plans showing the location of the proposed facility.

The area is currently mown grass that could provide passive recreation space but which has very limited use.

The visual effects of the proposed garage facility will be mitigated through the location of the facility, the proposed use of visually recessive colour steel and planned screen planting.

No trees are required to be pruned or removed to enable the proposed activity.

Schedule of land

The 1.6051ha of land referred to as Hetana Street Reserve comprises four parcels.

The proposal affects Lot 2 Deposited Plan South Auckland 86435 which is 1,617m². The land parcel was vested as recreation reserve through the subdivision undertaken in 2000 by the New Zealand Railways Corporation. Classification in accordance with section 16 of the Reserves Act 1977 hasn't occurred.

The subject site is designated as Proposed Reserve (Designation 45). The underlying zone is business.

Hetana Street – Hetana Reserve Master Plan Project

Council started a master plan that included Lot 2 DPS 86435 in 2020 which has not been completed yet. Council considers that it will be possible to accommodate the garage in the new location and still achieve design outcomes sought by the community.

Have your say

The views of the community are vital to our success. Therefore, we would like to invite the community to provide submissions on the proposed classifications to assist us in the decision making process.

Key Dates

When	What
6 September 2022	Submissions open
14 October 2022	Submissions close
TBC	Submitters present to Council
TBC	Council decision

Making a submission

We actively encourage the community to contribute to the formation of these important documents and it is easy to have your say. Simply make a submission and return it to us by 14 October 2022.

You can make a submission:

- Online – through our website www.mpdc.nz/hetanareserve
- Email – at info@mpdc.govt.nz with “Hetana Street Reserve Classification” in the subject line
- Written – you can simply write your submission as a letter and drop it off at one of our offices or post it to:

Submissions
PO Box 266
Te Aroha 3342

Note: Please be aware that submissions made to Council are public information. Your submission will be used and reproduced for purposes such as reports to Councillors, which are made available to the public and media.

If you advise in your submission that you wish to speak to your submission, you can do so at a Council meeting date TBC. If you advise on your submission that assistance is required Council is able to offer assistance with special requirements such as New Zealand sign language and audio visual mechanisms.

Office locations

- Te Aroha Council Office: Kenrick Street Te Aroha
- Morrinsville Area Office: Canada Street, Morrinsville
- Matamata Area Office: Tainui Street, Matamata

Any questions?

We are here to help - so if you have any questions about the Classification of the Hetana Reserve or the submission process please let us know. Just call us on 07 884 0060 and let our friendly Customer Services staff know you have a question about the Classification of the Hētana Reserve.

You must have your submission back to Council by 14 October 2022

Supporting information

Figure 1. Location of Lot 2 DPS 86435 within Hetana Street Reserve



Figure 2. Plan showing proposed location of the new garage and the existing garage location

