

Kaunihera | Council

Kaupapataka Wātea | Open Agenda



Notice is hereby given that an ordinary meeting of Matamata-Piako District Council will be held on:

Ko te rā | Date: Wednesday 27 May 2026
Wā | Time: 9:00
Wāhi | Venue: Council Chambers
35 Kenrick Street
TE AROHA

NGĀ MEMA | MEMBERSHIP


Tiamana | Chairperson: Koromatua | Mayor
Ash Tanner

Mema | Members: Koromatua Tautoko | Deputy Mayor
James Sainsbury

Kaunihera ā-Rohe | District Councillors

Vincent Andersen
Grace Bonnar
Bruce Dewhurst
Tyrel Glass
Dayne Horne
Greg Marshall
Andrew McGiven
James Thomas
Gary Thompson
Rewiti Vaimoso
Sue Whiting

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1 Whakatūwheratanga o te hui | Meeting Opening

Chairperson to open the meeting.

2 Ngā whakapāha/Tono whakawātea | Apologies/Leave of Absence

Apologies from Councillor Greg Marshall and Councillor Andrew McGiven have been received.

3 Pānui i Ngā Take Ohore Anō | Notification of Urgent/Additional Business

Section 46A(7) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“An item that is not on the agenda for a meeting may be dealt with at that meeting if-

- (a) The local authority by resolution so decides; and
- (b) The presiding member explains at the meeting, at a time when it is open to the public,-
 - (i) The reason why the item is not on the agenda; and
 - (ii) The reason why the discussion of the item cannot be delayed until a subsequent meeting.”

Section 46A(7A) of the Local Government Official Information and Meetings Act 1987 (as amended) states:

“Where an item is not on the agenda for a meeting,-

- (a) That item may be discussed at that meeting if-
 - (i) That item is a minor matter relating to the general business of the local authority; and
 - (ii) the presiding member explains at the beginning of the meeting, at a time when it is open to the public, that the item will be discussed at the meeting; but
 - (iii) no resolution, decision or recommendation may be made in respect of that item except to refer that item to a subsequent meeting of the local authority for further discussion.”

4 Whākī pānga | Declaration of Interest

Members are reminded of their obligation to declare any conflicts of interest they might have in respect of the items on this Agenda.

5 Whakaaetanga mēneti | Confirmation of Minutes

Minutes, as circulated, of the ordinary meeting of Matamata-Piako District Council, held on 13 May 2026

6 Papa ā-iwi whānui | Public Forum

At the close of the agenda there were no speakers scheduled to the public forum.

7 Pūrongo me whakatau | Decision Reports

7.1 Nature Parks Reserve Management Plan

CM No.: 3145187

Te Kaupapa | Purpose

The purpose of this report is to confirm:

- Council's intention to develop a reserve management plan for the nature parks managed by Council
- that Council will not be seeking written suggestions prior to the drafting of the plan.

Resolutions are required in order to comply with statutory requirements. This will enable Council Staff to proceed with the necessary administrative actions to progress the development of the plan.

Rāpopotonga Matua | Executive Summary

This report seeks Council resolutions to confirm its intention to prepare a Nature Parks Reserve Management Plan (RMP) and, pursuant to section 41(5A) of the Reserves Act 1977, to proceed without inviting written suggestions prior to drafting. These resolutions are required to meet statutory obligations and enable staff to undertake the necessary administrative actions.

The development of a Nature Parks RMP is consistent with the Parks & Open Spaces Strategy 2021–51; the General Policies RMP 2019; and is considered timely given recent clarity regarding land affected by the Ngāti Rahiri Tumutumu Deed of Settlement. The plan will provide a clear framework for the protection, enhancement, and use of natural areas, supporting informed decision-making.

Council holds sufficient ecological, cultural, and operational information to draft the plan without the need for pre-draft consultation. Formal public consultation will still occur on the draft RMP in accordance with statutory requirements, ensuring opportunities for community input and refinement of the plan. This is considered a cost-efficient approach, balancing statutory compliance, available information, and resource considerations.

Tūtohunga | Recommendation

That:

1. **The report be received;**
2. **Council resolves to confirm its intention to develop the Nature Parks Reserve Management Plan;**
3. **Pursuant to Section 41(5A), Reserves Act 1977, Council resolves not to seek written suggestions on the proposed Nature Parks Reserve Management Plan.**

Horopaki | Background

At a Council Workshop in March 2026, direction was sought from Council about proceeding with the Nature Parks RMP and whether to seek written suggestions from the public prior to developing

the draft RMP. Resolutions are required to meet statutory requirements and enable Council Staff to progress with the necessary administrative actions.

This report formalises the matters discussed during the workshop and outlines the legal requirements and proposed scope for preparing the Nature Parks Reserve Management Plan.

The Reserves Act 1977 provides for the preservation and management of reserves for the benefit and enjoyment of the public. The Act requires the development of reserve management plans (RMP) to establish the desired mix of use and protection for reserves and to provide the community with certainty about the function and management of each reserve. A suite of reserve management plans was adopted between 2006 and 2009. It is considered good practice to review RMPs at least every ten years or in response to significant new information or changed circumstances.

The Open Spaces Strategy 2013 signalled the review of the reserve management plans and introduced the concept of 'park management categories' based on the primary purpose of each park/reserve. The intention was for the General Policies RMP to provide a consistent management approach to the most common issues affecting all parks and reserves. Provision was also made to develop specific RMPs to highlight site-specific features or issues that may require special consideration and/or a departure from the normal management approach outlined in the General Policies RMP. This approach was confirmed in the Parks & Open Spaces Strategy 2021-51.

The primary purpose of the Nature Parks management category is to protect and enhance natural areas and to provide opportunities for people to experience nature. Nature Parks may include native bush areas, wetlands, riparian areas, or other natural landscapes. They may include walking tracks, mountain bike tracks, picnic areas and facilities to support and service these outcomes. Examples of current Nature Parks include Hawes Bush, Harold Catlin Reserve, Te Aroha Wetlands, and reserves between Te Aroha Domain and Tui Road. The management focus for Nature Parks tends to be on things like tracks, visitor structures, pest control and habitat restoration.

In 2015, Council confirmed its intention to draft a Nature Parks Reserve Management Plan (RMP) along with other reserve management plans. The overarching General Policies RMP was reviewed and came into effect in 2019. The review of the aerodrome RMP is underway. The Nature Park RMP was delayed due to other priority projects (including the review of the Parks and Open Spaces Strategy, development of the Morrinsville Recreation Ground Framework Plan and the District Play, Active Recreation and Sport Plan). The progress of the Treaty Settlement between the Crown and Ngāti Rahiri Tumutumu was also a significant factor affecting the timing of the plan as several of the lands managed as Nature Parks are subject to the settlement. These are Crown Land parcels for which MPDC holds and appointment to 'control and manage' under the Reserves Act 1977. The Ngāti Rahiri Tumutumu Deed of Settlement was signed in September 2025 and the proposed legislation to give effect to the Settlement was before Parliament earlier this month. It is timely to develop the RMP now that there is clarity about the lands affected by the Settlement.

Ngā Take/Kōrerorero | Issues/Discussion

Strategic alignment

The proposed Nature Parks RMP aligns with the intent signalled in the [Parks & Open Spaces Strategy 2021-52](#) and [General Policies Reserve Management Plan 2019](#).

Timing

It is timely to develop the RMP as there is clarity about the lands affected by the recent Ngāti Rahiri Tumutumu Deed of Settlement which is likely to become law this year.

Enablement of community action

The plan is likely to enable and assist community-led projects and programmes in Nature Parks by providing pertinent information about sites and clear management objectives and policies for ease of decision-making. The RMP could be used to support funding applications that align with it.

Consultation options

The Reserves Act 1977 provides for public consultation prior to the development of the draft plan as well as mandatory consultation on the draft plan.

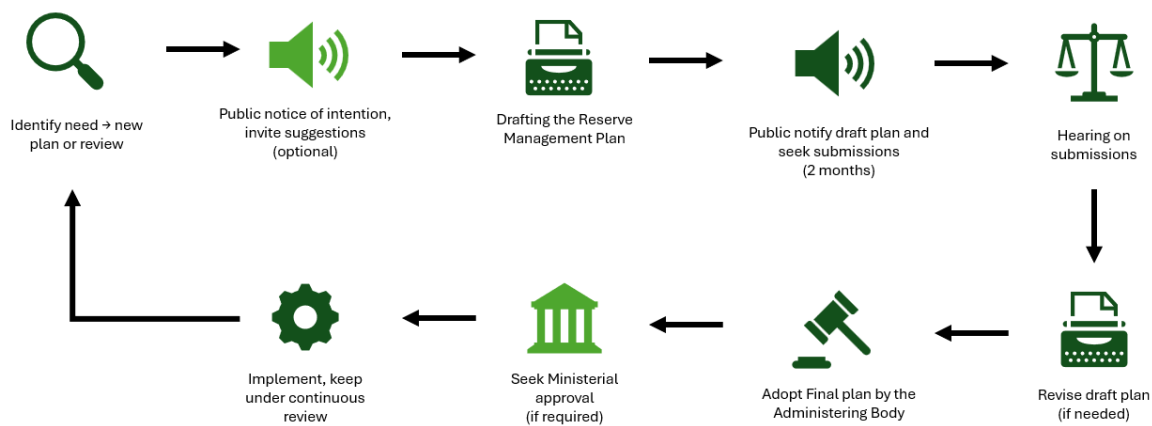


Figure 1: Reserve management plan process

Council may however, by resolution, determine that written suggestions would not materially assist in the preparation of the draft plan (. In such cases, consultation on the draft plan must still occur. This includes calling for submissions, allowing two months to receive submissions, and a Hearing for those submitters who wish to speak to their submissions before Council.

Seeking written suggestions prior to the drafting of an RMP could potentially add information not currently known or available. It can be particularly useful if Council has little or no information about a reserve. Pre-draft consultation however requires additional time and resources and may not necessarily add relevant information.

Council already has substantial information concerning the current nature parks, including ecological reports and monitoring data for several sites. There are also existing relationships with mana whenua, agencies (like Department of Conservation and Waikato Regional Council), and volunteer community groups active in the Nature Parks, that Council staff can draw on. Council staff consider the information currently available as sufficient to enable drafting of the plan. The draft plan will still be consulted on in accordance with Reserves Act requirements. This provides an opportunity for any information not currently known or available to be brought to Council's attention and for the draft plan to be refined if necessary.

Ngā Whiringa | Options

The following options have been identified:

Option One – Status Quo	
Description of option	
Council does not draft a Reserve Management Plan for its Nature Parks.	
Advantages	Disadvantages
Staff have more capacity to work on other projects identified in work plan beyond Reserve Management Plan	Outdated reserve management plans may not reflect current legislation or strategies, creating inconsistencies in decision-making.
	Not progressing a Reserve Management Plan for Nature Parks may create a policy gap and limit Council's ability to demonstrate alignment with the Reserves Act 1977.
	Leaves a policy vacuum in terms of the Ngati Tumutumu Deed of Settlement.
Option Two – Council drafts a Reserve Management Plan for its nature parks but does not call for pre-draft written suggestions	
Description of option	
Council drafts a Reserve Management Plan for its Nature Parks, without pre-draft consultation.	
Advantages	Disadvantages
Consolidates and records relevant historic, ecological, cultural knowledge/ key information about sites.	Drafting a reserve management plan is a time intensive activity and so staff capacity to work on other projects will be limited.
Formalises management intent for parks and reserves that are managed as nature parks.	
Aligns with the Ngati Tumutumu Deed of Settlement.	
Option Three – Council drafts a Reserve Management Plan for its nature parks and calls for written suggestions before drafting the plan	
Description of option	

Council drafts a Reserve Management Plan for its Nature Parks, with pre-draft call for written suggestions.	
Advantages	Disadvantages
Allows more time to receive written suggestions from the public. This could potentially add information not currently known or available.	Additional time to receive and consider written suggestions which may not necessarily add relevant information.
Consolidates and records relevant historic, ecological, cultural knowledge/ key information about sites.	Drafting a reserve management plan is a time intensive activity and so staff capacity to work on other projects will be limited.
Formalises management intent for parks and reserves that are managed as nature parks.	Additional costs.
Aligns with the Ngati Tumutumu Deed of Settlement.	

Recommended option

Option 2- Council drafts a Reserve Management plan for its nature parks without formal pre-draft consultation.

Council already has substantial information concerning the current nature parks, including ecological reports and monitoring data for several sites. Additional information held by iwi, Department of Conservation, Waikato Regional Council, and volunteer community groups active in the nature parks, are considered sufficient to enable the drafting of the plan.

The draft plan will also be consulted on in accordance with Reserves Act requirements. This provides an opportunity for any information not currently known or available to be brought to Council’s attention and for the draft plan to be refined as necessary.

Ngā take ā-ture, ā-Kaupapahere hoki | Legal and policy considerations

Legal and Policy requirements have been discussed within the body of the report.

Local Government Act 2002 (LGA 2002) Decision-making requirements

Having regard to the decision making provisions in the LGA 2002 and Councils Significance Policy, a decision in accordance with the recommendations is assessed as having a low level of significance.

All Council decisions, whether made by the Council itself or under delegated authority, are subject to the decision-making requirements in sections 76 to 82 of the LGA 2002. This includes any decision not to take any action.

Local Government Act 2002 decision making requirements	Staff/officer comment
Section 77 – Council needs to give	Options are addressed above in this report.

consideration to the reasonable practicable options available.	
Section 78 – requires consideration of the views of Interested/affected people	The proposal is consistent with the Parks & Open Spaces Strategy and General Policies RMP which were both consulted on. The Reserves Act 1977 prescribes the consultation process to be followed going forward.
Section 79 – how to achieve compliance with sections 77 and 78 is in proportion to the significance of the issue	The Significance and Engagement Policy is considered above. This issue is assessed as having a low level of significance.
Section 82 – this sets out principles of consultation.	The Reserves Act 1977 prescribes the consultation process to be followed going forward.

Policy Considerations

To the best of the writer’s knowledge, this recommendation is not significantly inconsistent with nor is anticipated to have consequences that will be significantly inconsistent with any policy adopted by this local authority or any plan required by the Local Government Act 2002 or any other enactment.

Ngā Pāpāhonga me ngā Whakawhitiwhitinga | Communications and engagement

While formal pre-draft public consultation, in the form of calling for written suggestions, will not be undertaken, Council staff may liaise with other stakeholder groups on an informal basis to inform the draft. Council staff will also engage with mana whenua throughout the process.





The draft plan will be subject to formal public consultation as per the requirements of the Reserves Act 1977.

A communication and engagement plan is to be developed during the early stages of drafting.

Te Tākoha ki ngā Hua mō te Hapori me te here ki te whakakitenga o te Kaunihera | Contribution to Community Outcomes

Matamata Piako District Council’s Community Outcomes are set out below:

MATAMATA-PIAKO TŌ MĀTOU WĀHI NOHO OUR PLACE	MATAMATA-PIAKO DISTRICT COUNCIL TE ARA RAUTAKI STRATEGIC DIRECTION
TŌ MĀTOU WHAKAKITENGA OUR VISION	
Matamata-Piako District is vibrant, passionate, progressive, where opportunity abounds. ‘The heart of our community is our people, and the people are the heart of our community.’	

TŌ MĀTOU WHĀINGA MATUA OUR PRIORITIES (COMMUNITY OUTCOMES)			
			
He wāhi kaingākau ki te manawa A place with people at its heart	He wāhi puawaitanga A place to thrive	He wāhi e poipoi ai tō tātou taiao A place that embraces our environment	He wāhi whakapapa, he wāhi hangahanga A place to belong and create

All the community outcomes are relevant to this report to some extent.

Council has recently adopted draft Community Outcomes for the Draft Long Term Plan 2027-37. The proposal aligns strongly with a proposed Community Outcome 4:

Proposed outcome	Focus Area	Focus Area Description	Remarks on proposal
4. A community that is safe, inclusive and with places people value Communities are welcoming, safe, inclusive, and support belonging, wellbeing, and identity.	4a. Maintain and enhance community facilities for all	Provide and maintain parks, open spaces, and community facilities.	Guides the management of Nature Parks
	4b. Support connected, inclusive communities across the whole district	Support diverse groups including rural communities, youth, whānau, and older people.	RMP will guide the management of Nature Parks
	4c. Support and enable community-led events and activities	Enable volunteers, events, and cultural expression.	RMP will enable community restoration and conservation projects and programmes and mechanisms for appropriate cultural expression.
	4d. Work together to create a thriving community	Promote culture and wellbeing across the district.	Well managed Nature Parks contribute to environmental, social, cultural, and economic wellbeing.

Pānga ki te pūtea, me te puna pūtea | Financial Cost and Funding Source

The cost of the work is to be funded from current operational budgets. It is anticipated that the bulk of the work will be undertaken in-house by Council staff however there may be a need for some specialist input (e.g. ecological or archaeological reports, peer review etc.).

Ngā Tāpiritanga | Attachments

There are no attachments for this report.

Ngā waitohu | Signatories

Author(s)	Mark Naudé Kaiārahi Mahere Paparēhia me ngā Taiwhanga Parks & Facilities Planning Team Leader	
Approved by	Susanne Kampshof Pou Rawa me ngā Kaupapa Assets and Projects Manager	
	Fiona Vessey Hautū Hanganga Rawa me ngā Whakahaere Group Manager Infrastructure, Assets & Operations	

7 Pūrongo me whakatau | Decision Reports

7.2 Local Recovery Manager Endorsement

CM No.: 3166456

Te Kaupapa | Purpose

The purpose of this report is to seek Council's endorsement of the appointment of Nathan Sutherland as the Local Recovery Manager for Matamata-Piako District Council, in accordance with section 30(1) of the Civil Defence Emergency Management Act 2002 and the Waikato CDEM Recovery Manager Policy.

This endorsement is required following the Waikato Civil Defence Emergency Management Group Joint Committee's decision on 30 March 2026 to approve Nathan Sutherland's appointment, enabling him to formally act as the Council's Local Recovery Manager.

Rāpopotonga Matua | Executive Summary

The Civil Defence Emergency Management Act 2002 at section 30(1) states that a Civil Defence Emergency Management Group may appoint a suitably qualified and experienced person to be a Local Recovery Manager. The Waikato CDEM Recovery Manager Policy then goes further and sets out the process for appointing a Local Recovery Manager.

The Waikato Civil Defence Emergency Management Group Joint Committee at its meeting on 30 March 2026 approved the appointment of Nathan Sutherland as a Local Recovery Manager for Matamata-Piako District Council. Council is now required to endorse that appointment for Nathan Sutherland to act as their Local Recovery Manager.

Tūtohunga | Recommendation

That:

1. Council endorse the appointment of Nathan Sutherland as Local Recovery Manager for Matamata-Piako District Council.

Horopaki | Background

The Civil Defence Emergency Management Act 2002 at section 64 states:

64 Duties of local authorities

- (1) A local authority must plan and provide for civil defence emergency management within its district.
- (2) A local authority must ensure that it is able to function to the fullest possible extent, even though this may be at a reduced level, during and after an emergency.

To ensure a local authority can recover from any emergency the Civil Defence Emergency Management Group Joint Committee may appoint a suitably qualified and experienced persons to be a Local Recovery Manager, and direct that person to perform any of the functions and duties required by the Act.

Ngā Take/Kōrerorero | Issues/Discussion

The Waikato CDEM Recovery Manager Policy at 6.3.1 states that all territorial authorities should appoint a Local Recovery Manager and sets out the following process for appointing a Local Recovery Manager:

- The authority executive identifies a potential recovery manager against a selection criteria
- A request is made by the Coordinating Executive Group (CEG) representative to initiate the process
- The potential candidate is interviewed by a panel made up of the Group Recovery Manager, a member of the Statutory Appointment Advisory Committee (STRAAC), a person who is qualified to consider the needs of local Maori/Iwi, a senior member of Fire and Emergency New Zealand and the Local Authority Executive (The purpose of the invitation to an Executive Member is to enable the interview panel to bring to the attention the likely demands upon, and ongoing support required for the candidate , if appointed)
- The STRAAC has delegation to decide the suitability of candidates and will forward successful candidates to the Joint Committee for its consideration and approval.
- Once the appointment is approved by the Joint Committee, the relevant council can then formally endorse the candidate.

The Waikato Civil Defence Emergency Management Group Joint Committee at its meeting on 30 March 2026 approved the appointment of Nathan Sutherland as a Local Recovery Manager for Matamata-Piako District Council. Council is now required to endorse that appointment for Nathan Sutherland to act as their Local Recovery Manager. It is noted that at this time, Nathan Sutherland has been appointed as a Tier Three Local Recovery Manager which means that he can only be the Local Recovery Manager for Matamata-Piako District Council. As Nathan’s knowledge and experience grows, it is likely that he could be endorsed as a Tier Two Recovery Manager in time.

Should the appointment of Nathan Sutherland be successful, Matamata-Piako will have two Local Recovery Managers and this provide resilience should we have an event. Ally van Kuijk is a Tier Two Recovery Manager which means that she can be a Recovery Manager across a number of Waikato Councils.

Mōrearea | Risk

There is a risk to Council’s image and continuing operational functions if there is not an effective recovery from an emergency. Having a Local Recovery Manager with the required skills, competencies, experience and community status will ensure this risk is minimised

Ngā Whiringa | Options

Option One – Endorse Nathan Sutherland as a Local Recovery Manager for Matamata-Piako District Council	
Description of option	
This option is to endorse the recommendation of the Waikato Joint Committee to appoint Nathan Sutherland as a Local Recovery Manager for Matamata-Piako District Council.	
Advantages	Disadvantages
Provides resilience for MPDC should an event	There is a time commitment to being appointed

occur in relation to the Local Recovery Manager role.	in this role however Nathan has been a part of CDEM since he commenced working for MPDC and has already been undertaking training and work as a Local Recovery Manager in training. No additional time per week over and above what he has been undertaking is required.
Nathan Sutherland lives within our district and through his role as Planning Manager has an extensive knowledge of our District including our Hazards.	

Option Two – Not endorse Nathan Sutherland as a Local Recovery Manager for Matamata-Piako District Council

Description of option

This option is to not endorse Nathan Sutherland as a Local Recovery Manager for Matamata-Piako District Council.

Advantages

There are no advantages in not endorsing as Nathan would still likely be involved in CDEM.

Disadvantages

Less resilience in the Local Recovery Manager role should an event occur.

The training and time invested by the organization for Nathan Sutherland to be considered as a Local Recovery Manager would not result in the intended outcome.

Option One – <Insert Option>

Impact assessment

Legal Implications	This recommendation will enable Council to meet its requirement for Local Recovery Managers under the Civil Defence and Emergency Management Act 2002.
Financial Implications	There are no financial costs associated with this endorsement.
Community Outcomes	This recommendation is inline with out community outcomes.

Recommended option

The recommended option is that Nathan be endorsed as a Local Recovery Manager for Matamata-Piako District Council.

Ngā take ā-ture, ā-Kaupapahere hoki | Legal and policy considerations

The appointment of Local Recovery Managers are allowed for under the Civil Defence Emergency Management Act 2002 and the candidate has been appointed in accordance with the Waikato CDEM Recovery Manager Policy.

Local Government Act 2002 (LGA 2002) Decision-making requirements

Having regard to the decision making provisions in the LGA 2002 and Councils Significance Policy, a decision in accordance with the recommendations is assessed as having a low level of significance.





All Council decisions, whether made by the Council itself or under delegated authority, are subject to the decision-making requirements in sections 76 to 82 of the LGA 2002. This includes any decision not to take any action.

Local Government Act 2002 decision making requirements	Staff/officer comment
Section 77 – Council needs to give consideration to the reasonable practicable options available.	Options are addressed above in this report.
Section 78 – requires consideration of the views of Interested/affected people	We have followed the Civil Defence Emergency Management Act 2002 and the Waikato CDEM Recovery Manager Policy and there are no further affected parties.
Section 79 – how to achieve compliance with sections 77 and 78 is in proportion to the significance of the issue	The Significance and Engagement Policy is considered above. This issue is assessed as having a low level of significance.
Section 82 – this sets out principles of consultation.	No further consultation is required.

Te Tākoha ki ngā Hua mō te Hapori me te here ki te whakakitenga o te Kaunihera | Contribution to Community Outcomes

Matamata-Piako District Council’s Community Outcomes are set out below:

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The community outcomes relevant to this report are as follows:

- He wāhi kaingākau ki te manawa | A place with people at its heart
- He wāhi puawaitanga | A place to thrive
- He wāhi e poipoi ai tō tātou taiao | A place that embraces our environment
- He wāhi whakapapa, he wāhi hangahanga | A place to belong and create

Pānga ki te pūtea, me te puna pūtea | Financial Cost and Funding Source

There are no financial costs associated with this decision.

Ngā Tāpiritanga | Attachments

There are no attachments for this report.

Ngā waitohu | Signatories

Author(s)	Ally van Kuijk Hautū Tipu me te Whakamatua Group Manager Growth & Regulation	
Approved by	Ally van Kuijk Hautū Tipu me te Whakamatua Group Manager Growth & Regulation	
	Manaia Te Wiata Tumu Whakarae Chief Executive Officer	

7 Pūrongo me whakatau | Decision Reports

7.3 Plan Change 65 - Approval to notify and appoint an independent commissioner

CM No.: 3159532

Te Kaupapa | Purpose

The purpose of this report is to seek Council approval to notify Plan Change 65 (Minor Matters) to the Operative Matamata-Piako District Plan for public submissions under Schedule 1 of the Resource Management Act 1991 (RMA). Approval is also sought for an independent commissioner to be appointed and for the hearings commissioner to decide on the plan change.

Rāpopotonga Matua | Executive Summary

Plan Change 65 Minor Matters (PC65) is a targeted plan change that seeks to address a series of minor matters within the Operative Matamata-Piako District Plan (MPDP) that have resulted in inefficiencies, unintended consequences, or provisions that have proved unworkable in practice.

PC65 emerged following the Government's Plan Stop policy, which meant that Plan Change 61 National Planning Standards and other matters (PC61) did not proceed to notification. A review of the matters included in PC61 identified that a number of issues could be progressed through a separate plan change, provided an exemption was obtained. On 13 March 2026, Council received the Minister's approval to progress PC65 under section 80W(2)(b) of the RMA.

The plan change includes 11 minor matters, including:

- Removal of provisions that sit outside Council's statutory functions (such as regulating motorised vessel speed controls);
- Removal of outdated Development Concept Plans on former NZ Mushroom sites;
- Alignment of subdivision standards for terrace housing within the Lockerbie Precinct;
- Removal of heritage listings where buildings have been demolished or relocated;
- Amendments to unworkable or incorrect development controls and activity rules; and
- Removal of reserve layers where sites no longer have reserve status, including sites transferred to private ownership and are no longer used for recreation purposes, or sites identified as cultural redress properties under treaty settlement legislation.

The matters proposed are localised, administrative or corrective in nature, and are not expected to give rise to significant adverse effects. A Section 32 report has been prepared and concludes that the proposed amendments are the most appropriate, effective, and efficient method of achieving the purpose of the RMA.

Staff now seek Council approval to publicly notify Plan Change 65 for submissions and to progress the plan change through the statutory Schedule 1 process. Approval is also sought for an independent commissioner to be appointed and for the hearings commissioner to decide on the plan change.

Tūtohunga | Recommendation

That:

1. **The report be received.**
2. **Plan Change 65 and the associated Section 32 report and Amendments document are approved; and**
3. **The approved Plan Change 65 is publicly notified for submissions for a least 20 working days; and**
4. **Staff are able to make any minor consequential changes to the plan change documents before the plan change is notified; and**
5. **The CEO and Group Manager for Growth and Regulation are authorised to appoint an independent hearings commissioner who has a chair endorsement; and**
6. **The hearing of submissions (if any) and decision making of the plan change is delegated to the independent hearings commissioner.**

Horopaki | Background

On 8 October 2025, Council resolved not to notify PC61 due to the Government's Plan Stop policy. Following this decision, staff reviewed the matters contained in PC61 and identified several issues that could be progressed as minor matters through an exemption process.

On 19 December 2025, Council lodged an exemption application with the Minister responsible for Resource Management Reform seeking approval to proceed with PC65. On 13 March 2026, the Minister approved the exemption application in full, confirming that the 11 identified matters could proceed through the Schedule 1 plan change process.

The intent of PC65 is to improve the effectiveness and workability of the District Plan by addressing issues that:

- create unnecessary regulatory barriers,
- cause confusion for plan users, or
- no longer reflect current land use or statutory responsibilities of MPDC.

The Plan Change 65 Amendments document, along with the associated Section 32 report have been prepared and are attached. The Plan Change 65 Amendments document includes details of the matters included in the plan change and associated proposed amendments.

A Section 32 report has also been prepared. Section 32 of the RMA requires any changes to the district plan to be evaluated for their efficiency and effectiveness and risk. This analysis must be documented so that stakeholders and decision makers can understand the reasoning behind the provisions. The Section 32 report must be made available at the time of public notification.

Approval is sought for an independent hearings commissioner to be appointed to hear submissions and decide on the plan change. The key reason for this is some of the matters included in the Plan Change are on Council land. Council will benefit from the proposed removal of the provisions, and it is not appropriate for the Council to hear and decide on the plan change in these circumstances. Furthermore, it is important that should Council delegate their powers that the person / people hearing the plan change have the RMA decision making chair endorsement. Currently, there is no Councillor that has that endorsement.

Ngā Take/Kōrerorero | Issues/Discussion

Plan Change 65 Minor Matters (PC65) is a targeted plan change that seeks to address a series of minor matters within the Operative Matamata-Piako District Plan (MPDP). It is proposed to publicly notify the plan change and send letters to those people who are directly affected by the changes within it.

While there is a reasonable level of certainty regarding the parties most directly affected by parts of the proposed plan change - namely the owners, occupiers, and prospective purchasers of the specifically identified sites where the heritage notation, Development Concept Plan (DCP), or reserve layer is proposed to be removed, this certainty does not extend to all aspects of the plan change. There remains some uncertainty regarding those who may be affected by the broader proposed amendments, including changes to the activity table, amendments to development control rule 3.1.4(ii), the insertion of an advice note relating to General Access Standards 9.1.2(ix)(b) in selected zones, and the removal of references to the speed of motorised vessels and structures over water.

On this basis, it is considered the statutory tests for limited notification are not met. Schedule 1, clause 5A of the RMA provides for limited notification where the Council is satisfied that all persons directly affected by a proposed plan change can be identified. In this case, Plan Change 65 includes some amendments that apply across multiple zones or have district-wide application, meaning it is not possible to be confident that all potentially directly affected persons can be identified if there are any. While these proposed changes are largely administrative in nature and are not anticipated to have direct effects, a conservative approach has been adopted given the scale and reach of the amendments and the uncertainty behind those who could be affected by the proposed changes. For this reason, it is recommended that Council publicly notify the plan change under Schedule 1, clause 5(1A)(b) of the RMA.

To support these conclusions, a Section 32 report has been prepared in accordance with the Resource Management Act 1991. The purpose of the Section 32 report is to assess whether the proposed plan change is necessary and whether it represents the most appropriate, effective, and efficient means of achieving the purpose of the RMA, including an evaluation of the anticipated costs and benefits of the proposed amendments.

The Section 32 report concludes that Plan Change 65 is small in scale and of low significance, comprising of largely targeted amendments to address outdated or unworkable provisions, together with a limited number of amendments that apply across multiple zones or district-wide to improve the clarity, practical application, and overall workability of the MPDP. Overall, the expected effects are considered to be minor, with low implementation risk, and are anticipated to result in ongoing positive outcomes by improving certainty for plan users, enabling appropriate development, and removing unnecessary regulatory barriers.

In addition, the report finds that the objectives of the proposal are the most appropriate means of achieving the purpose of the RMA, as they provide greater confidence for landowners and developers on sites where heritage buildings have been removed but notations remain, or where reserve overlays are no longer required. The wider suite of targeted amendments will also improve alignment within the MPDP and enhance its usability in consent processes and land-use activities.

Mōrearea | Risk

In adopting the recommendations of this report, it is considered that approval to notify PC65 would constitute a low risk.

The approval of PC65 would enable the plan change to be publicly notified for submissions. The Council's Risk Policy provides an expectation that the organisation will comply with all relevant legislative requirements in the conduct of its business. Notifying a plan change for public

submissions is in accordance with the relevant provisions of the RMA and is an expectation of that piece of legislation.

Ngā Whiringa | Options

Option One – To approve PC65	
To approve PC65 to enable the Plan Change to progress through the next required statutory steps.	
<p>PC65 has completed the required preparatory work, including the Ministerial exemption process, consultation, and Section 32 evaluation. Public notification will allow affected parties and the wider community to provide submissions and enable the plan change to proceed to the next statutory stage.</p>	
Advantages	Disadvantages
Improves clarity, effectiveness, and administration of the District Plan.	There would be financial costs associated with public notification of the plan change.
Removes outdated and unworkable provisions in the District Plan.	Requires resourcing to manage submissions and hearings (if needed).
Reduces unnecessary regulatory barriers, including consent costs and assessment delays for landowners or prospective buyers of identified sites.	
Option Two – To not approve PC65	
To not approve PC65.	
<p>If Council chooses not to approve Plan Change 65 at this time and instead seek further amendments, the matters may need to be addressed through the MPDC land use plan which is to be prepared under the new Planning Bill. However, this process could take several years and create further delays in addressing the identified issues, prolonging existing inefficiencies that relate to the application of the District Plan.</p>	
Advantages	Disadvantages
There would be no financial costs associated with public notification of the plan change.	Ongoing inefficiencies and confusion of the district plan provisions for plan users.
There would be no additional time or resources required to progress the plan change to notification.	Continued regulatory barriers on identified sites for landowners / affected parties (e.g. outdated reserve layer, heritage notation).
	Continued inconsistencies with current land use and statutory responsibilities of MPDC in the District Plan.

Recommended option

Option 1 is the recommended option in this instance. This option would enable the statutory processes outlined in Schedule 1 of the RMA to occur within the timelines that have been set down for this project, allowing it to proceed to public notification. There is community interest in some aspects of this plan change and there would be benefit in moving the plan change along in a timely manner towards the next stage of public engagement.

Ngā take ā-ture, ā-Kaupapahere hoki | Legal and policy considerations

The RMA provides the statutory processes for the development, notification and decision making related to plan changes. This section contains a brief summary of the processes that have been followed to meet these requirements.

Staff have engaged with some key stakeholder and affected iwi authorities through the PC65 exemption process in November 2025. Additionally, staff have provided iwi authorities with the PC65 material for review and comment as required by Clause 4A of Schedule 1 of the RMA, however no additional comments were forthcoming.

Under Clauses 5 and 5A of Schedule 1 of the RMA, a local authority has the option to either serve public or limited notice of a plan change. Staff consider that because some of the matters included in PC65 are applicable over multiples zones or apply district wide, it would be difficult to accurately determine who may be directly affected by these proposals. Therefore, the plan change should be publicly notified.

Following the specified RMA processes ensures Council develop a robust process and reduces the likelihood of a judicial review. The recommended options in this report are aligned to the required statutory processes.

The timeframes for the plan change if Council approve PC65 for notification are as follows:

If there are no submissions received on the plan change during the notification period, then:

- A hearing will not be required; however, an independent commissioner will be appointed to make a final decision on the plan change.
- Under this scenario, the plan change is anticipated to be made operative in October 2026.

If there are submissions received on the plan change during the notification period, then:

- A hearing may be required, with the chairperson making the final decision on the plan change.
- Under this scenario, the plan change is anticipated to be made operative in March 2027.

Ngā Pāpāhonga me ngā Whakawhitiwhitinga | Communications and engagement

The outcome of this meeting and any decisions on the recommendations will be provided in the minutes of the meeting. In the event the Council approves PC65 for notification, public notice will be given of the notification and the timeframes in which to make submissions. Certain statutory parties, in accordance with Schedule 1 of the RMA will receive direct notice of the public notification of this plan change. The plan change will be notified for at least 20 working days.

Staff will be available over the time of the public notification to answer questions from the public, iwi authorities, and any other stakeholders. The Plan Change 65 Amendments document, together with the associated Section 32 report, will also be made publicly available on the MPDC website and at Council's offices and libraries.

Ngā Tāpiritanga | Attachments

A. PC65 Amendments Document



B. PC65 Section 32 Report



Ngā waitohu | Signatories

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te kaunihera ā-rohe o
matamata-piako
district council



Plan Change 65 Amendments





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Plan Change 65 Minor Matters

Plan Change 65 Minor Matters (PC65) aims to rectify issues with the Operative Matamata-Piako District Plan ('MPDP') that have led to inefficiencies, unintended consequences or have proved unworkable, as outlined in exemption criteria 80W(2)(b).

The plan change includes 11 minor matters that seek to improve the effectiveness of the MPDP. These matters are summarised below.

To access the proposed amendments for each matter, see Appendices – Proposed amendments located further below in this document. The proposed amendments included in the plan change are shown in **green**.

- 1. To remove reference to the speed of vessels and structures over water related to Section 12.1 Surface of water, the associated assessment criteria in 1.4.17 Surface of water and 12.2 Activity Table.
*Refer to Appendix 1 for proposed amendments.***

Section 12 of the MPDP regulates activities on the surface of water, but the current wording mistakenly applies these rules to bridges and structures over water — activities that district councils cannot regulate under Section 31 of the RMA.

The section also includes a standard controlling motorised vessel speeds on the Waihou River, which falls under Waikato Regional Council's jurisdiction through its bylaws, not MPDC's. As a result, several amendments are required:

- Remove the vessel speed- standard in Section 12.1.
- Delete assessment criterion 1.4.17(vi), which relates to vessel speeds.
- Amend Rule 12.2.4 and assessment criterion 1.4.17(i) to remove references to bridges and structures over water.

Therefore, this plan change proposes to remove these provisions, ensuring the MPDP aligns with statutory responsibilities, reflects Waikato Regional Council's authority over waterways, and provides clarity for plan users.



- 2. To remove Development Concept Plans (DCP) at former NZ Mushroom sites at Snell Street and Taukoro Road, Morrinsville.**
Refer to Appendix 2 for proposed amendments.

Two former NZ Mushroom sites in Morrinsville —Taukoro Road (Rural Zone) and Snell Street (Industrial Zone) — have outdated Development Concept Plans (DCPs) in the MPDP, despite mushroom composting and growing activities ceasing in 2010–2011 after significant odour issues, public complaints, and multiple Environment Court proceedings.

In 2009, the Environment Court revoked consents granted by Waikato Regional Council and Matamata-Piako District Council and required closure of both site operations. Currently, the Taukoro Road site is used for farming and Snell Street site is used for concrete manufacturing. Retaining the DCPs creates uncertainty for the community and developers, as they no longer reflect current or future use.

To provide clarity and ensure planning provisions align with existing activities, this plan change proposes to remove the DCPs from both sites, so the sites are instead managed under their underlying zone rules, which are appropriate for ongoing and future development.

- 3. To align the subdivision standards for terrace housing (6.2) with the additional activity standards in (6.3.14) MRZ PREC1-Lockerbie.**
Refer to Appendix 3 for proposed amendments.

Section 6 of the MPDP sets out subdivision rules, including zone specific activity statuses and performance standards. Under Rule 6.1.2(I), subdivision within PREC1 – Lockerbie (Lockerbie Precinct 1) is a restricted discretionary activity. The Lockerbie Precinct, established through a private plan change, is a major residential growth area on the edge of Morrinsville.

An inconsistency has been identified between the general subdivision standards (6.2) and the additional standards for the Medium Density Residential Zone and PREC1 – Lockerbie (6.3.14). Specifically, the rules conflict regarding the allowable lot size for terrace housing:

- Section 6.2.4(c) links terrace housing to a 150m² average net site area.
- Standard 6.3.14(iv)(b) only enables terrace housing on lots under 200m², which unintentionally limits development and creates ambiguity.

This inconsistency means only one unit is currently enabled on lots under 200m², and terrace housing is not clearly provided for on lots above 200m².

Lockerbie Estate developers and MPDC staff have identified this anomaly. The proposed amendments would allow terrace housing on lots between 150m² and 325m², enabling two residential units as a restricted discretionary activity. This would provide greater design flexibility and avoid unnecessary resource consent complications.

Therefore, this plan change proposes to amend the subdivision standards to correct the inconsistency and support development opportunities within the Lockerbie Precinct.



- 4. To delete Heritage Site-ID 16 McDonald Cottage, Heritage Site-ID 23 Former Borough Council Office, and Heritage Site-ID 19 Thames Valley Electric Power Board Building from Schedule 1: Heritage Sites in the District Plan and Planning maps.
*Refer to Appendix 4 for proposed amendments.***

Schedule 1 of the MPDP lists heritage sites (excluding wāhi tapu, which are in Schedule 2) that are protected for their cultural and historical significance. Any resource consent affecting a heritage site must consider potential heritage impacts, which may require a heritage assessment.

Several items currently listed in Schedule 1 have since been relocated or demolished under approved resource consents. Although these scheduled items no longer exist on their original sites, a plan change is still required to remove their heritage notation from the MPDP. For this reason, the removal of these outdated District Plan Schedule 1 listings has been included in the plan change.

These items are:

- Site ID-16 McDonald Cottage - 53A Lorne Street (also known as 115 Anderson Street): In 2008, a resource consent was granted to relocate the Cottage from the site at Lorne Street to the Morrinsville Museum site at 41 Canada Street, Morrinsville.
- Site ID-19 Thames Valley Electric Power Board Building – 50 Firth Street, Matamata: In 2009, a resource consent was granted to demolish the Thames Valley Electric Power Board building.
- Site ID-23 Former Borough Council Office - Corner Tainui and Tui Street, Matamata: In 2016, a resource consent was granted to demolish the Former Borough Council Office building.

- 5. To amend development controls 3.1.4(ii) which relates to the size of living courts for accommodation facilities in the Residential Zone.
*Refer to Appendix 5 for proposed amendments.***

The MPDP includes zone specific development controls, including requirements in the Residential Zone for living courts and balconies for accommodation facilities. Accommodation facilities are defined as residential accommodation that does not meet the definition of a dwelling, such as boarding houses, hotels, hostels, motels, and retirement villages.

Rule 3.1.4(ii) states “*For accommodation facilities, each independent residential unit shall provide a living court or balcony with a minimum area of 15m² for each unit which can accommodate a 6m diameter circle to the north, east or west of the unit and which is assessed directly from the main living areas ...*”



The current rule requires an outdoor living court for each individual unit within the development as well as a communal living court. However, the individual living court requirement is impractical due to a calculation error: a 6-metre diameter circle has an area of 28.26m², which exceeds the required 15m² living court area. This has caused confusion, delays, and unnecessary costs during consent processing.

The proposed amendments to Rule 3.1.4(ii) would increase design flexibility and reduce regulatory barriers. Therefore, this plan change proposes to remove the 6-metre diameter circle requirement from the rule in the MPDP.

- 6. To add an advice note related to General Access Standards 9.1.2(ix) to the Rural and Rural Residential Zone, Industrial Zone and Business Zone. Refer to Appendix 6 for proposed amendments.**

Section 3 of the MPDP contains development controls, these rules address maximum height and yard setbacks for dwellings or accessory buildings. Inconsistencies exist between these zone-based rules and the General Access Standards in 9.1.2(ix), which addresses the activity status of garages and carports located within 5m of a front boundary on whether it meets 9.1.2(ix)(a) performance standards and development controls in Part B, section 3.

While the Residential and Settlement Zones include an advice note directing plan users to the Transport Rule in 9.1.2(ix), this cross reference is missing from the Rural and Rural Residential, Industrial, and Business Zones. As a result, it is unclear in these zones that the transport rule also applies, creating confusion during consent processing.

To improve clarity and avoid disputes between planners and applicants where garages or carports located within 5 metres encroach into the front yard setback, this plan change proposes to add the advice note to the relevant building envelope rules in these zones.

- 7. To amend rules related to dwelling and dwelling based activities 3.1 to 3.4 in the Activity Table. Refer to Appendix 7 for proposed amendments.**

Errors and inconsistencies have been identified in the MPDP Activity Table relating to dwelling and dwelling based activities across the Residential and Rural Residential Zones.

Amendments are proposed to Rules 3.1–3.4 in the Activity Table (refer to the table below) to align activity statuses with how the District Plan is intended to operate and how it is currently administered. The key changes include:

- Correcting activity statuses for dwellings in the Rural Residential Zone (e.g., changing “one or two dwellings per urban site” from permitted to non-complying). This is because sites within the Rural-Residential Zone are not classified as urban sites. Consequently, the activity status should be non-complying.
- Updating Rule 3.3 so that one dwelling per property is a permitted activity, reflecting public expectations and MPDC’s current practice.
- Changing activity statuses for dwelling based activities that do not align with anticipated outcomes in the Residential Zone (e.g., changing “one dwelling



accessory to an approved dwelling directly associated with farming or production forestry" from controlled to non-complying in the Residential Zone)

Overall, these amendments aim to improve clarity, ensure consistent interpretation of rules, reduce applicant confusion, and prevent unnecessary resource consent processes. Therefore, this plan change proposes to amend Rules 3.1–3.4 in the Activity Table accordingly.

8. To remove the reserve layer on the former Ngarua Recreation Reserve at State Highway 27.

Refer to Appendix 8 and Appendix 9 for proposed amendments.

The Ngarua Recreation Reserve (*Part Section 6 Block VIII Maungakawa Survey District and Deposited Plan 3577*) is a former Recreation Reserve under the Reserves Act 1977. It is Crown land and has a reserve layer in the MPDP. The site is rural zoned and located at the corner of Ngarua Lane and State Highway 27 in Ngarua. The site previously contained the Ngarua Hall, tennis courts, and associated buildings, but the hall was decommissioned in 2005 due to mould and asbestos issues.

Council began the process of relinquishing management in 2017, and both MPDC and DOC confirmed they have no strategic purpose for the land. The reserve status was formally revoked by Gazette Notice on 28 August 2020, making the land Crown Land available for disposal.

Despite this, the site still has a reserve layer in the MPDP, which has discouraged potential buyers and created unnecessary regulatory barriers. Removing the reserve layer would make the site easier to sell, use, and develop. Therefore, this plan change proposes to remove the reserve layer from the former Ngarua Recreation Reserve in the MPDP.

9. To remove the reserve layer on the sites at Okauia Springs Road and 639 Mowbray Road that are identified for cultural redress through the Ngāti Hinerangi Claims Settlement Act 2021.

Refer to Appendix 8 and Appendix 10 for proposed amendments.

Two privately owned rural zoned properties in Matamata — the Okauia property (*Section 1 SO 539154*) and the Tūranga o Moana property (*Section 45 Matamata Settlement*) — have a reserve layer in the MPDP, despite the Ngāti Hinerangi Claims Settlement Act 2021 identifying both sites as cultural redress properties. Therefore, these properties no longer need to be recognised with a reserve layer in the MPDP.

Under the Ngāti Hinerangi Claims Settlement Act 2021:

- The Okauia property's reserve status under the Reserves Act 1977 was revoked.
- The Tūranga o Moana property was never a reserve.
- Both properties are identified as cultural redress sites.

Because the MPDP was not updated following the settlement, the reserve layer no longer reflects their legal status. By removing the reserve layer, it will ensure the District Plan aligns



with the outcomes of the Ngāti Hinerangi Claims Settlement Act 2021. Therefore, this plan change proposes to remove the reserve layer from both sites in the MPDP.

**10. To remove the reserve layer on site at 26 Ward Street, Waharoa.
Refer to Appendix 8 and Appendix 11 for proposed amendments.**

The property at 26 Ward Street, Waharoa (Residential Zone, *Section 9 Block XI Township of Waharoa*) is privately owned and is not classified as a reserve under the Reserves Act 1977. The site previously contained the Waharoa Memorial Hall, which Council decommissioned in 2015 due to high repair costs and low community use.

The land was offered back to the previous owners' successors in 2016 under the Public Works Act. The site has a resource consent which enables its residential use. In 2018, the current owners requested removal of the reserve layer, noting it imposes constraints on their ability to further use and develop the land.

Removing the reserve layer would give landowners confidence to use and develop the site. Therefore, this plan change proposes to remove the reserve layer from the site at 26 Ward Street.

**11. To remove the reserve layer on the site at Taihoa South Road, Matamata.
Refer to Appendix 8 and Appendix 12 for proposed amendments.**

The Taihoa South Road property (*Section 26 Block VII Tapapa Survey District*) is a rural zoned Council owned site in Matamata that has a reserve layer in the MPDP. The site sits within Ngāti Hinerangi and Raukawa statutory acknowledgement areas. Both iwi have confirmed they do not oppose the removal of the reserve layer during the exemption application process.

The former Taihoa South Hall, built in the 1920s, fell into disrepair and was demolished in 2010–2011 after Council resolved to dispose of the building and land. Council has no strategic interest in retaining the site. The reserve layer has deterred potential purchasers and constrained development, and a previous plan change intended to remove the reserve layer, but this plan change did not proceed at that time.

Removing the reserve layer would reduce constraints on sale and enable more flexible future use. Therefore, this plan change proposes to remove the reserve layer from the Taihoa South Road site.



Appendices – Proposed Amendments

DRAFT





Appendix – Supporting Documentation

The track changes proposed by PC65 are shown in **green**.

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Appendix 1 – Section 12 Surface of Water

Proposed amendments - Remove reference to the speed of vessels and structures over water related to Section 12.1 Surface of water, the associated assessment criteria 1.4.17 Surface of water and 12.2 Activity Table. **Proposed amendments shown in green.**

Part B: Rules

12 Surface of water

12.1 General

Activities on the surface of water shall comply with the following:

- i. All permitted activities in Activity Table 12.2 shall comply with the Development Controls (Section 3), Activity Related Standards (Section 4) and Performance Standards (Section 5) of the Plan;
- ~~ii. Motorised vessels are not to exceed speeds of five knots (9 kph) within five metres of a riverbank for all tributaries of the Waihou River;~~
- ii. All discretionary activities in Activity Table 12.2 will be assessed in accordance with Section 1, General Provisions;
- iii. Any work shall be undertaken in a manner which avoids remedies or mitigates deposition of construction material on the surface of the water.

Objectives/Policies		
3.6.2	O1	P1, P2, P3

Advice note: Resource consents for activities which involve the bed of a river may also require a resource consent from the Waikato Regional Council.





12.2 Activity Table

KEY	
P Permitted activity	C Controlled activity
D Discretionary activity	RD Restricted Discretionary activity
N/C Non Complying activity	PRHB Prohibited activity
All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for.	
Activity	All zones
1. Navigation and passage of non-commercial recreational vessels.	P
2. Navigation and passage of commercial recreational vessels.	D
3. Maimai.	P
4. Erection, or placement of new structures, addition, alteration or replacement of existing authorised structures on or over the surface of water with the exception of overhead electricity infrastructure.	D





Part B: Rules

1 General provisions

1.4 Assessment criteria for restricted discretionary, discretionary and non-complying resource consent applications

1.4.17 Surface of water

In addition to the general assessment criteria for discretionary or non-complying resource consent applications the following shall apply to resource consent applications relating to the Surface of Water:

- i. The functional need for the activity or structure to locate on ~~or over~~ the surface of the river.
- ii. Whether the activity or use can be accommodated by existing facilities or services.
- iii. The impact of the activity or structure on the natural character, landscape quality and amenity of the river.
- iv. Any disturbance that may be caused to residents in adjoining Residential or Rural zones, particularly noise impacts.
- v. The impact of the structure on the ecology and hydrology of the river.
- ~~vi. The speed and size of any vessels to be used shall comply with the Water Recreation Regulations on the surface of waterways and any likelihood of bank erosion.~~
- vi. The impact on public access over the surface of water.
- vii. Any visual effects of buildings, within the waterway or from adjoining rural or Residential zones, particularly in respect of their size and scale.
- viii. Any adverse effects the buildings may cause on waterway and floodplain management and functions, including erosion.
- ix. Where appropriate the Evaluation Criteria for Significant Natural Features (Appendix 1) shall be considered.

Objectives/Policies		
3.6.2	O1	P1, P2, P3





Appendix 2 – Former NZ Mushroom Sites

Proposed amendments - Schedule 5: Sites subject to a Development Concept Plan and Part C: Maps and Plans. **Proposed amendments shown in green.**

Schedules

Schedule 5: Sites subject to a Development Concept Plan

...

ICHEM Limited

Lot 1 DPS 51800, Block VI, Maungakawa SD.

Te Aroha Skin Processors Limited

Lot 8 DPS 33821, Block XI Aroha SD.

Totara Springs Christian Centre

Part Section 1A Mangawhero Settlement, SO 13998, Lot 1 DPS 34763, Block III Tapapa SD.

New Zealand Mushrooms Limited – Snell Street, Morrinsville

Section 1 SO 55982, Lot 7A DP 2465 and PT Lot 1 DP 16287, all being part of the Motumaoho No. 2 Block.

New Zealand Mushrooms Limited – Taukoro Road, Morrinsville

Lot 1 DP 36969, Block II Maungakawa SD.

IB and JP Diprose – Barton Road, Okauia

Part Okauia 1 Block being Part DP7148, Okauia 4B Block, Lot 1 DPS 24315 Blocks IV and VIII Tapapa SD.

...

Advice note: See Part C: Planning Maps for the Development Concept Plans.



Part C: Maps and Plans

Planning Maps

Development Concept Plans

[Download the high resolution set of Development Concept Plans](#) as a .ZIP file (note 54.6MB file size)

or

Download the individual maps:

Development Concept Plan	PDF File Size
Waitoa Dairy Manufacturing Facility	1mb
Fonterra Morrinsville	1mb
Wallace Corporation Limited	1.5mb
ICHEM Ltd & BOP Fertiliser Ltd, Morrinsville (Plan 1)	871kb
ICHEM Ltd & BOP Fertiliser Ltd, Morrinsville (Plan 2)	1mb
Totara Spring Christian Centre	2mb
New Zealand Mushrooms Limited – Snell Street, Morrinsville	697kb
New Zealand Mushrooms Limited – Taukoro Road, Morrinsville	1.5mb
IB and JP Diprose - Barton Road, Okauia	2.4mb
DL and JL Swap	2mb
Richmonds Limited	5.6mb
Greenlea Premier Meats Limited Morrinsville	316kb
Poultry Processing and Manufacturing Site, Waiheka Road, Waitoa	4.7mb
Milk Processing Factory Site, Waharoa	9.57mb
Tatua Cooperative Dairy Co Ltd	1.8mb
Hobbiton Movie Set	22.1mb

Also see Part B: Schedule 5



District Planning Maps - Proposed amendments shown on the map with X and includes the final attached planning map.

Document Attached





Matamata-Piako District Plan Legend

<ul style="list-style-type: none"> INDUSTRIAL RESIDENTIAL RURAL BUSINESS RURAL RESIDENTIAL 1 RURAL RESIDENTIAL 2 KAITIAKI (CONSERVATION) OUTSTANDING OR SIGNIFICANT DESIGNATED SITE HERITAGE SITE PROTECTED TREE WAAHI TAPU SITE STRUCTURE PLAN PRINCIPAL ROAD LANDSCAPING AREA SHOP FRONTAGE WATER CATCHMENT ZONE INSTABILITY AREA 	<ul style="list-style-type: none"> BUSINESS/RESIDENTIAL INTERFACE AREA TE AROHA HERITAGE CHARACTER AREA RESIDENTIAL INFILL AREA FUTURE RESIDENTIAL POLICY AREA PEAT SOIL FLOOD HAZARD WATER COURSE DETENTION PONDS & SPILLWAYS CROWN LAND RESERVED FROM SALE RESERVE FIRE LINE EDGE FIRE HAZARD BUFFER DISTRICT BOUNDARY PARCEL BOUNDARY ROAD DESIGNATION NOISE EMISSION CONTROL BOUNDARY (REFER TO DEVELOPMENT CONCEPT PLAN) DEVELOPMENT CONCEPT PLAN AREA
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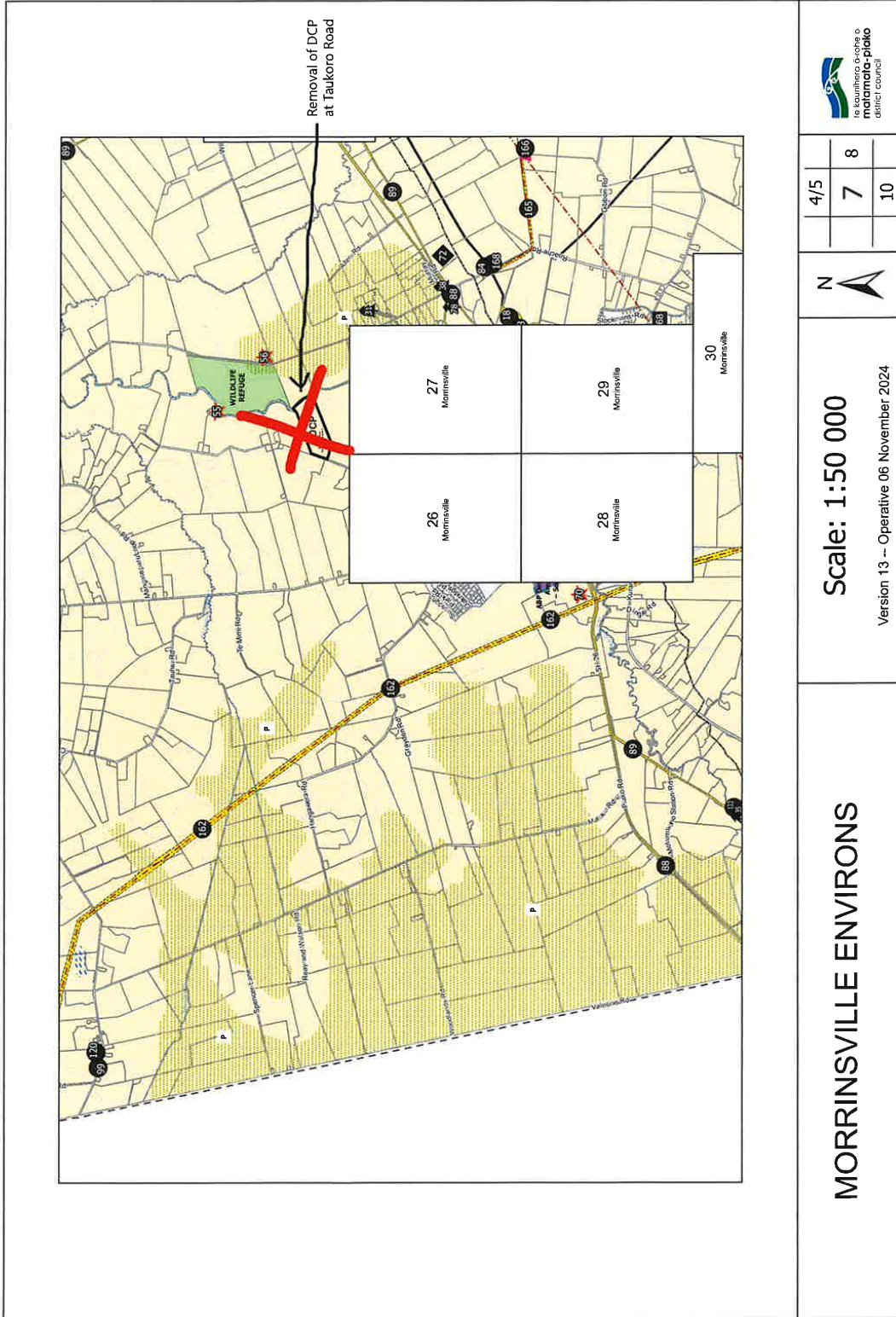
Third Party Works and Utility Features

<p>Waikato Regional Council</p> <ul style="list-style-type: none"> FLOODGATE PUMP STATION EMBANKMENT <p>Powerco</p> <ul style="list-style-type: none"> SITE SUB TRANS OVERHEAD LINE CORRIDOR SUB TRANS UNDERGROUND CABLE CORRIDOR 	<p>Transpower</p> <ul style="list-style-type: none"> SITE TRANSMISSION LINE <p>Vector Gas</p> <ul style="list-style-type: none"> GAS PIPELINE GAS STATION SITE GAS PIPE CORRIDOR
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MATAMATA-PIAKO DISTRICT PLAN LEGEND

Version 6 – Operative 5 June 2019



MORRINSVILLE ENVIRONS

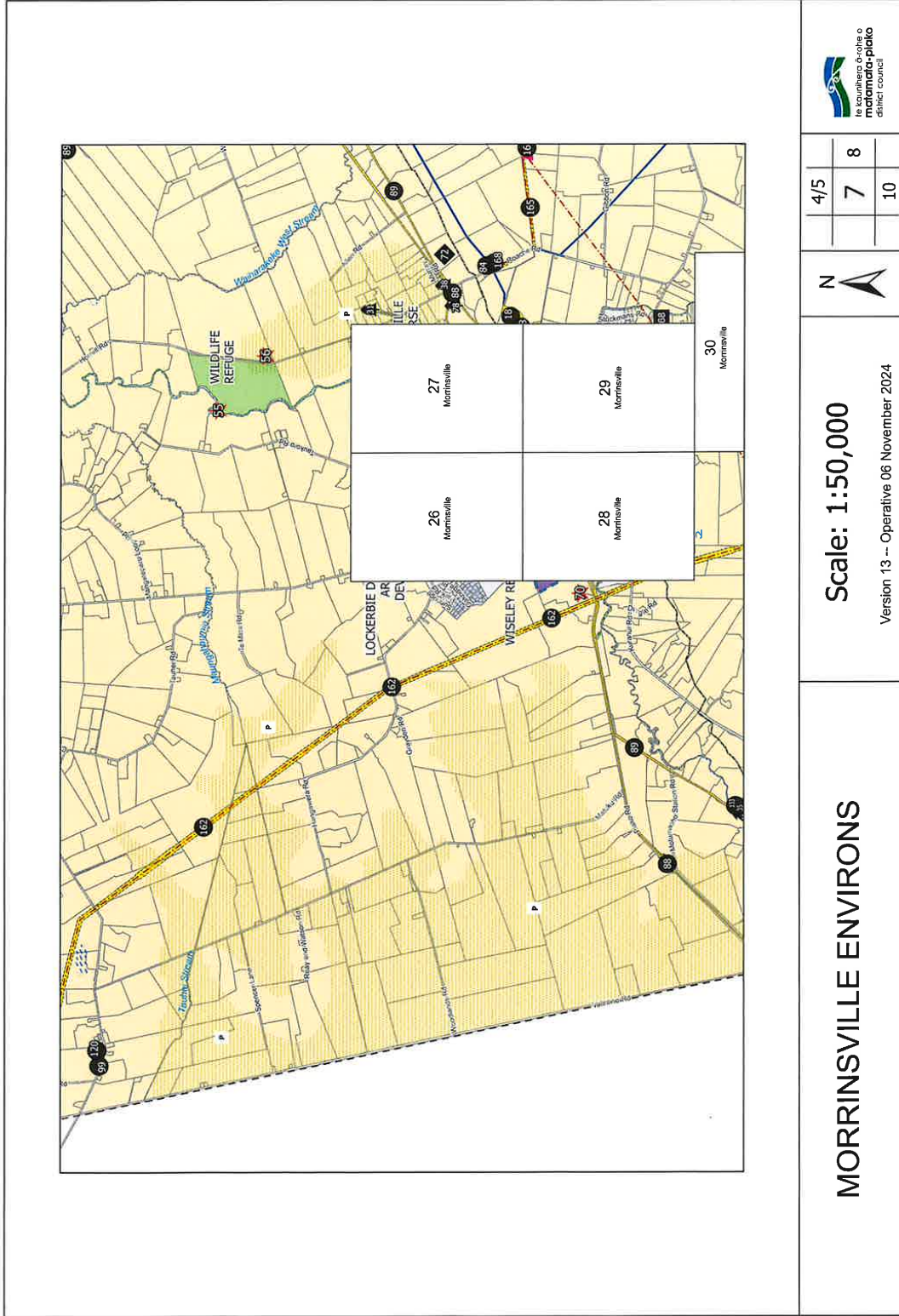
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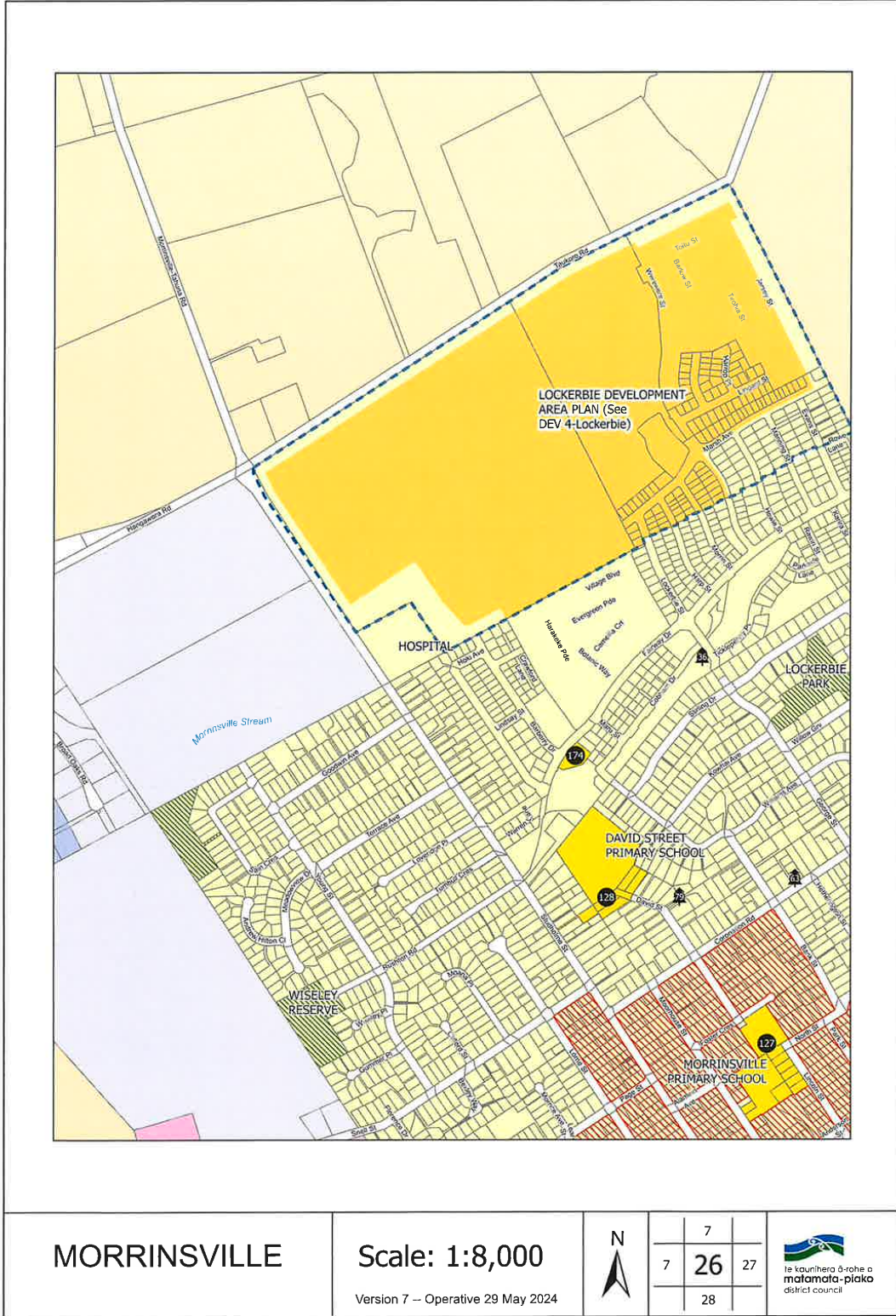
Version 13 -- Operative 06 November 2024



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Appendix 3 – 6.2 Subdivision Standards for Terrace Housing and activity standards in 6.3.14 MRZ PREC1-Lockerbie

Proposed amendments - Standard 6.3.14(iv) MRZ PREC1-Lockerbie. **Proposed amendments shown in green.**

Part B: Rules

6 Subdivision

6.2 General Performance standards

6.2.4 Development Suitability

(i) Building site

Excluding Lockerbie Development Area Plan

Each lot must contain a minimum 150m² rectangular area of land for a building site with no dimension less than 10m and make provision for a 6m diameter circle to the north, east or west of rectangle area. The area shall also be free of impediments to buildings such as: drainage lines, building line restrictions, easements, development controls, protected registered significant features or other items or topographical impediments.

Lockerbie Development Area Plan

(a) Residential Zone:

- Each lot must contain a minimum 150m² rectangular area of land for a building site with no dimension less than 10m and make provision for a 6m diameter circle to the north, east or west of the rectangular area.

(b) MRZ:

- One Residential Unit: Each lot:
 - Must contain a minimum 113m² rectangular area of land for a building site with no dimension less than 7.5m on one side and 15 metres on the other, free of impediments to buildings such as: drainage lines, building line restrictions, easements, development controls, protected registered significant features or other items or topographical impediments; and:
 - Must show compliance with the Activity Specific Standards in Rule MRZ-R1(1)(a) or MRZ-R1(3)(b).
- Duplex: Compliance with the Activity Specific Standards in Rule MRZ-R1(2)(b) will be assessed through the concurrent land-use consent application.

(c) PREC1:

- One Residential Unit: Each lot:
 - Must contain a minimum 113m² rectangular area of land for a building site with no dimension less than 7.5m on one side and 15 metres on the other, free of impediments to buildings such as: drainage lines, building line



restrictions, easements, development controls, protected registered significant features or other items or topographical impediments; and:

- Must show compliance with the Activity Specific Standards in PREC1-R1(1)(a) or PREC1-R1(2)(b).
- Duplex: Compliance with the Activity Specific Standards in Rule PREC1-R1(2)(c) will be assessed through the concurrent land-use consent application.
- Terraces: Compliance with the Activity Specific Standards in Rule PREC1-R1(2)(d) will be assessed through the concurrent land-use consent application.

Excerpt of PREC1-R1(2)(d)
(d) Terraced Housing
<p>General Standards</p> <p>PREC1-R2(1) to PREC1-R2(6).</p> <p>Activity Specific Standards</p> <p><i>Terraced Housing</i> shall comply with the following standards:</p> <p>(i) The <i>site</i> on which the <i>terraced housing</i> is to be located must be a <i>front site</i>;</p> <p>(ii) The average <i>net site area</i> shall be 150m² per <i>residential unit</i>;</p> <p>(iii) Each unit shall have an exclusive <i>outdoor living space</i> of 20m² which contains no dimension less than 4m, or a 9m² balcony with a minimum dimension of no less than 1.8m. This shall be unobstructed by vehicle access, parking spaces, and <i>buildings</i> and shall be directly accessible from the main living area;</p> <p>(iv) The average <i>building coverage</i> shall not exceed 55% except were adjoining a reserve with a width of more than 20m whereby <i>building coverage</i> shall not exceed 60%;</p> <p>(v) Any exterior wall shall not exceed 15m in length without being horizontally or vertically stepped or containing a change in materials;</p> <p>(vi) No yard or <i>height in relation to boundary</i> rules shall apply at common (shared) walls; and:</p> <p>(vii) Windows are located and designed (including by glazing) to avoid views between rooms on separate <i>sites</i>.</p> <p>Matters of Discretion</p> <p>PREC1-R3(1).</p> <p>PREC1-R3(3).</p>

Part B: Rules





6 Subdivision

6.3 Additional Performance Standards by Subdivision Activity

6.3.14 Medium Density Residential Zone and PREC1 - Lockerbie

- (i) Every subdivision within the Lockerbie Development Area Plan shall put in place a water meter for each individual residential unit.
- (ii) Additional standard for subdivision using Rule 6.1.2(k)
 - (a) Minimum lot size shall be 325m², unless provided for by clause (c).
 - (b) Minimum lot width (front and rear boundary) for 25% of front sites shall be 13.5m in the Medium Density Residential Zone (excluding PREC1- Lockerbie).
 - (c) Where lots less than 325m² are proposed:
 - (i) the lot size for one *residential unit* shall be no less than 273m² and a concurrent land use consent must be obtained; or
 - (ii) the lot size for a *duplex dwelling* shall be no less than 200m² and a concurrent land use consent must be obtained;
 - (iii) a legal mechanism shall be registered on the title for those lots recording the ongoing obligation to comply with the land use consent obtained.
- (iii) A condition of the land use consent will be that the records of title for each *duplex dwelling* are to be legally held together under the same ownership, on a voluntary basis, and shall not be separately disposed of until the framing for each *duplex dwelling* is completed.
- (iv) Additional standard for subdivision using Rule 6.1.2(l)
 - (a) Where lots less than 325m² are proposed:
 - (i) the lot size for one *residential unit* shall be no less than 273m² and a concurrent land use consent must be obtained; or
 - (ii) the lot size for a *duplex dwelling* shall be no less than 200m² and a concurrent land use consent must be obtained;
 - (iii) a legal mechanism shall be registered on the title for those lots recording the ongoing obligation to comply with the land use consent obtained.
 - (iv) The average net site area for terrace housing shall not be less than 150m² per residential unit and a concurrent land use consent must be obtained.
 - ~~(b) — Where lots less than 200m² are proposed a concurrent land use consent for terraced housing must be obtained; and:~~
 - ~~(i) — A legal mechanism shall also be registered on the title for those lots recording the ongoing obligation to comply with the land use consent obtained.~~
 - (v) A condition of the land use consent will be that the records of title for each adjoining *residential unit* (i.e. duplex or terraced housing) are to be legally held together under the same ownership, on a voluntary basis, and



shall not be separately disposed of until the framing for each *residential unit* is completed.

- (v) Matters of Discretion
- (a) Connectivity and block design:
- The extent to which block length is broken up with pedestrian linkages and/or roads.
 - Whether provision has been made for roads on at least two sides of the neighbourhood park.
- (b) Clearly defined public and private realms/backs and fronts:
- Whether all places are clearly perceived as either public or private.
- (c) Active edges and architectural variation:
- The degree to which dwellings activate uses fronting onto the public areas in front of them.
 - Whether no blank walls on the street edge are proposed.
 - Whether garages are set back to avoid street frontages dominated by garage doors.
 - Whether key Local Roads as shown on the LDAP are located on specified reserve edges.
- (d) Block and Lot design:
- Whether residential blocks are orientated north to south so that lots generally orientate east and west.
 - The extent to which the number of rear lots are minimised.
 - Whether wider lots are provided on corners i.e. between 12m-15m.
 - Whether standalone lots with a range in width between 10.5m to 13.5m are proposed.
 - Whether lot widths for *duplex dwellings* relate to garage size i.e. 12m for double garage and 9m for single garage.
 - Whether *terraced housing* is proposed in blocks of no more than 6 units i.e. 4 middle units and two "book-ends".
- (e) Architectural variation:
- Whether architectural variation in the built form is provided.
- (f) Section 6.5.
- (vi) Non-compliance:
- Subdivision that fails to comply with the standards in 6.3.14(i) to (iv) above shall be a non-complying activity.



Appendix 4 – Heritage Sites

Proposed Amendments - Schedule 1: Heritage Sites. Proposed amendments shown in green.

Part B: Rules

Schedules

Schedule 1: Heritage sites

Schedule 1: Heritage sites						
See Appendix 1 for evaluation criteria						
Site ref	Name	Location	Object/place	HPT registration	Map no	Legal description
...
16	McDonald Cottage	53A Lorne Street Morrinsville	Dwelling		28	Lot 49-DP 2461
...
19	Thames Valley Electric Power Board Building (1921)	50 Firth Street Matamata	Power New Zealand Building		32	Sections 6 and 7-Block II Matamata township
...
23	Former Borough Council Office	Corner Tainui and Tui Streets Matamata	Matamata-Piako District Council Area Office		32	Sections 18, 19 and 20 and Part Section 15 Block VII Matamata township
...

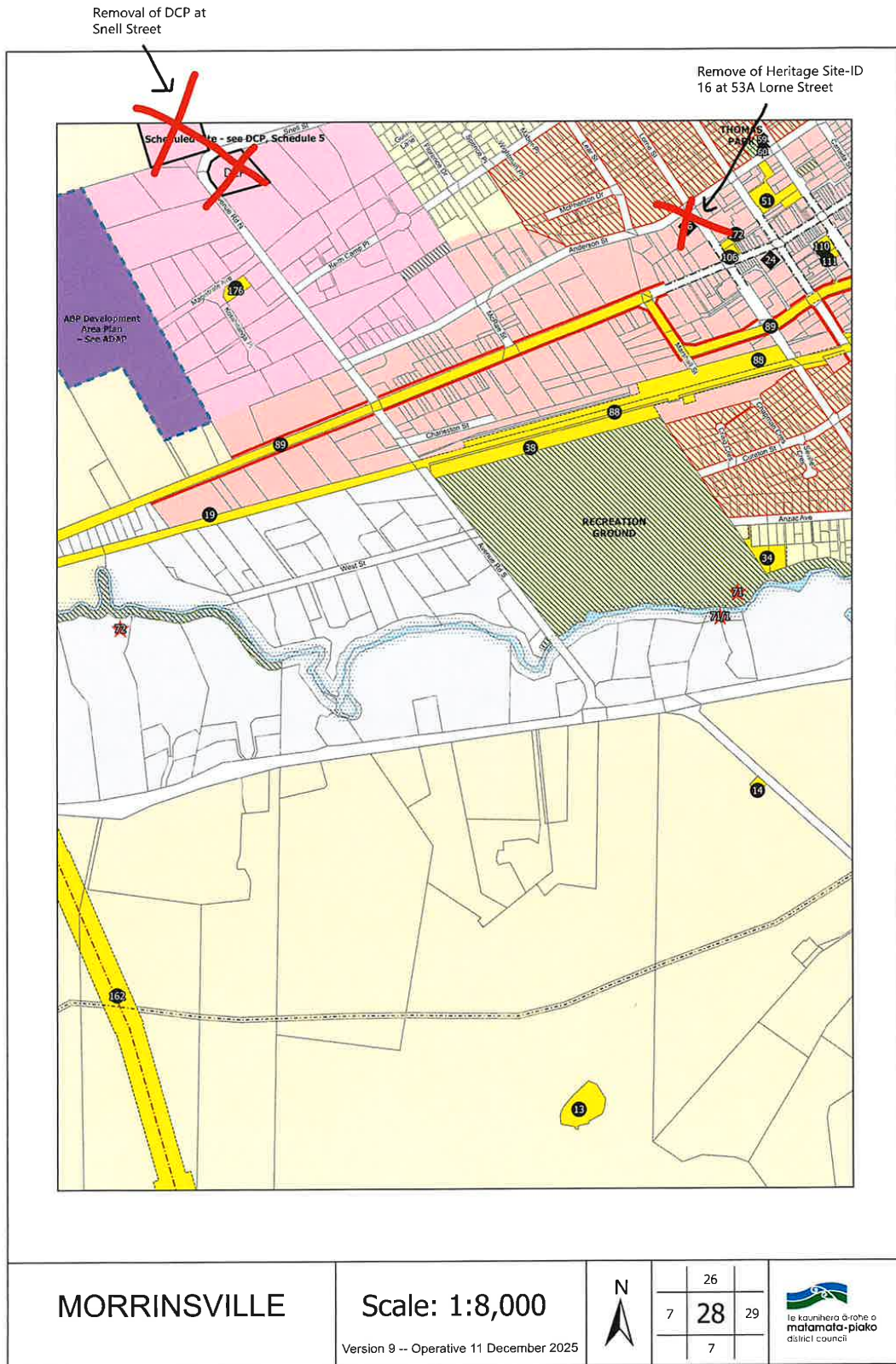


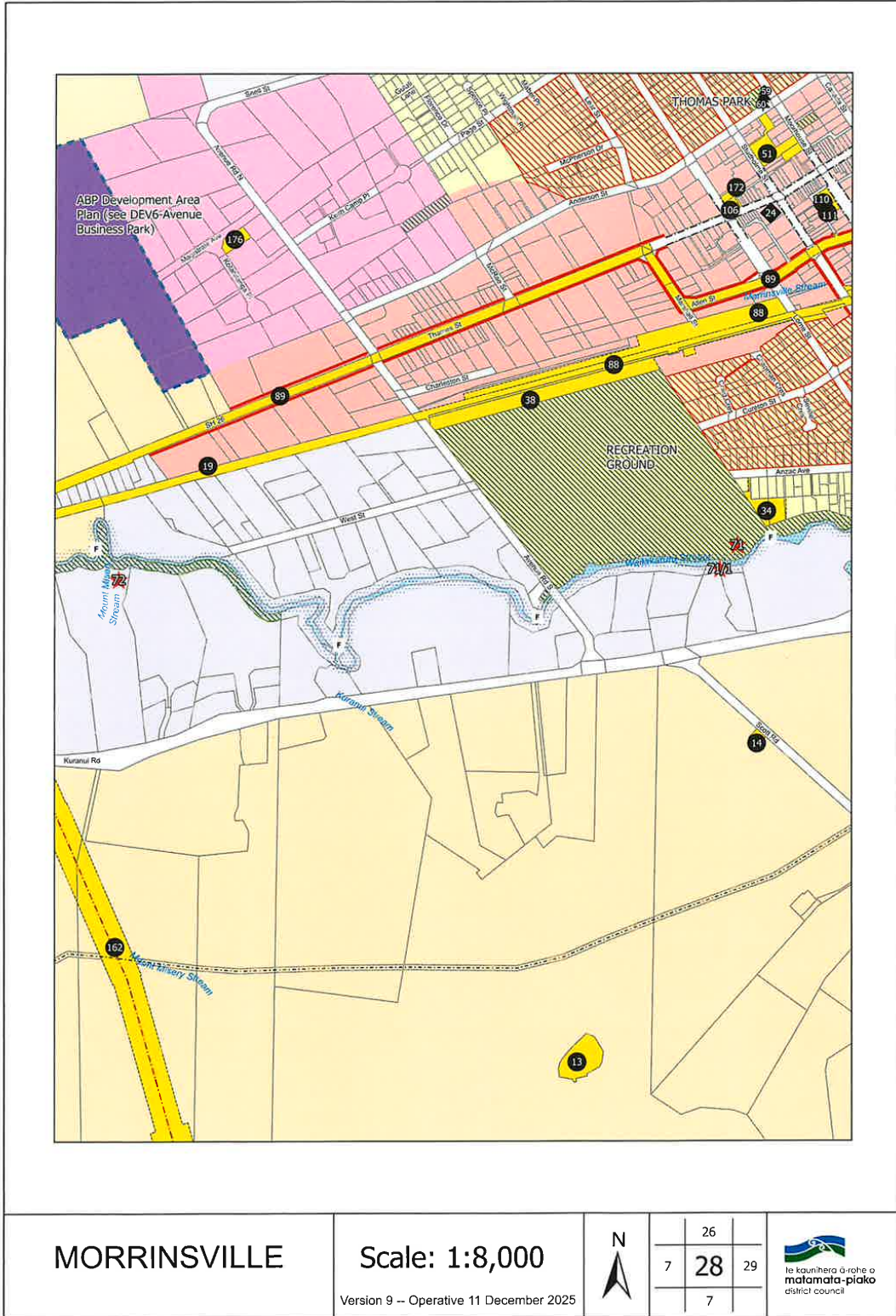


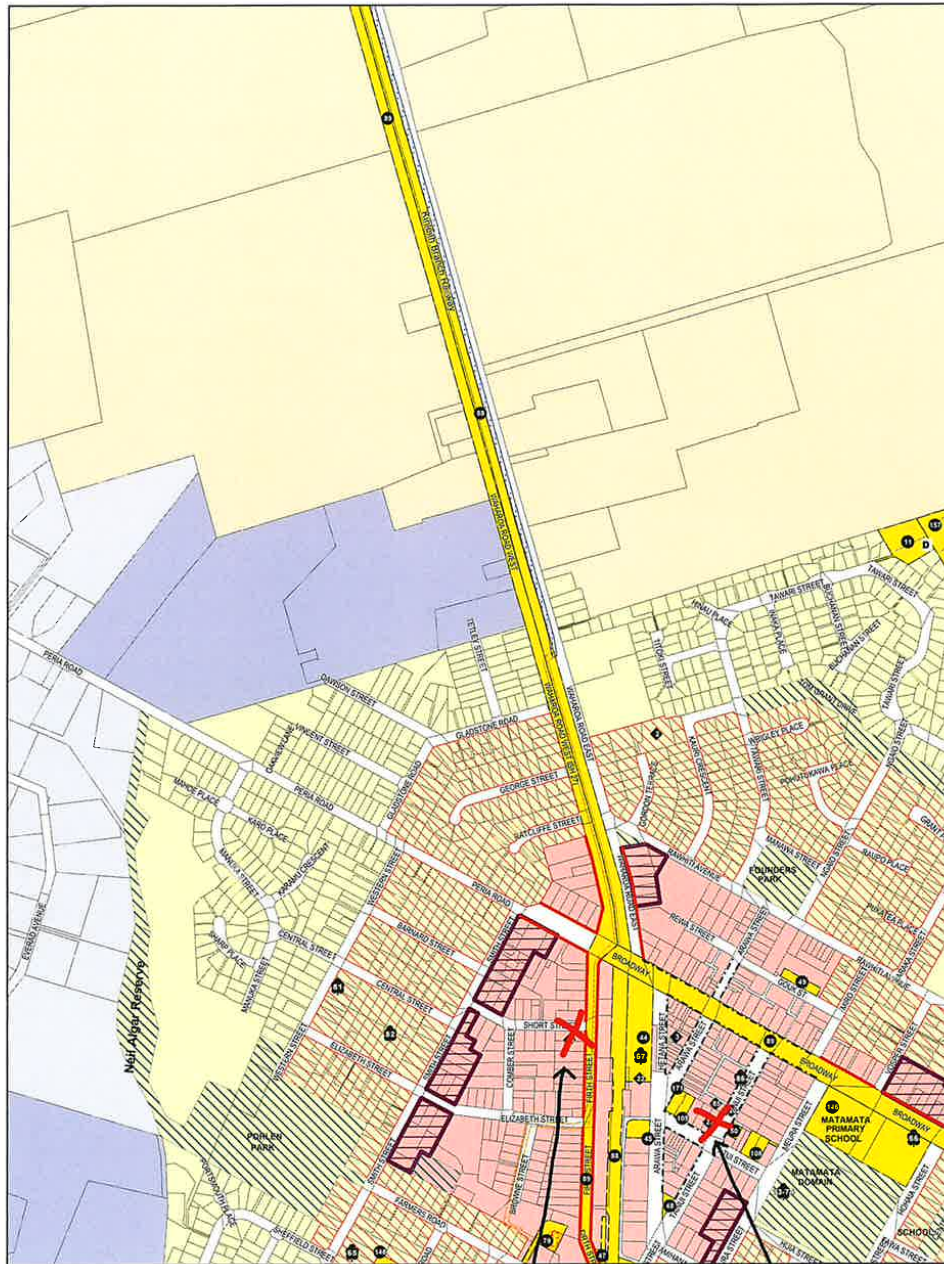
District Planning Maps - Proposed amendments shown on the map with X and includes the final attached planning map.

Document Attached









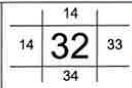
Removal of Heritage Site ID-19 at 50 Firth Street

Removal of Heritage Site ID-23 on the corner of Tainui and Tui Street

MATAMATA

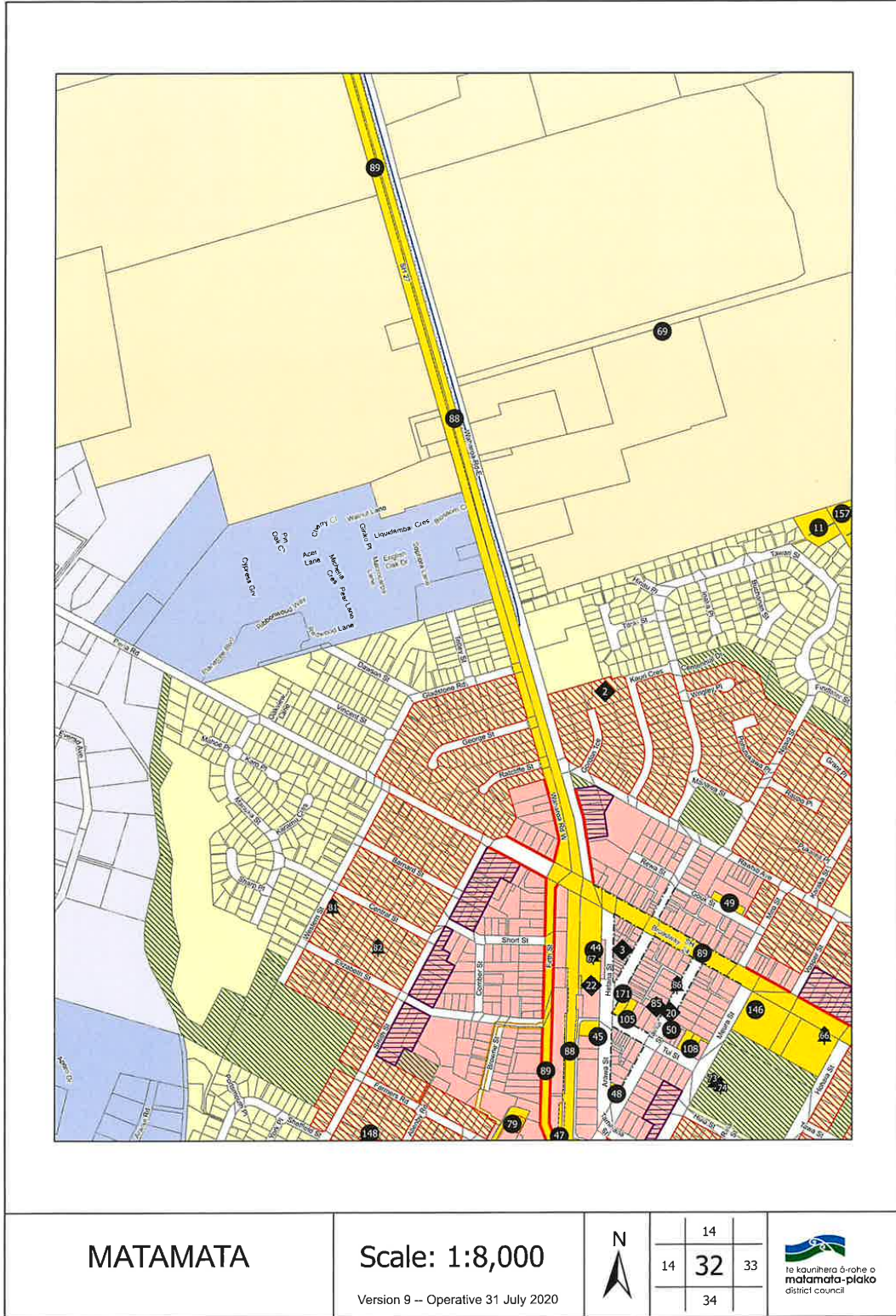
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Version 9 – Operative 31 July 2020





Attachment A
Item 7.3



MATAMATA

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Version 9 – Operative 31 July 2020



14	14
14	32 33
14	34





Appendix 5 – Development Controls 3.1.4(ii) relating to household recreational space for accommodation facilities

Proposed amendments - Development control 3.1.4(iii). Proposed amendments shown in green.

Part B: Rules

3 Development controls

3.1 Residential zone

3.1.4 Household recreational space

- i. Every dwelling (excluding dependant person’s unit) shall have an area of open space which shall:
 - 1. Have a minimum area of 80m² and minimum width of 3m;
 - 2. Be capable of containing a circle of 6m in diameter at some location within the area of open space, and located to the north, east or west of the unit;
 - 3. Be unobstructed by vehicle access, parking and buildings;
 - 4. The space may include balconies, decks having a minimum area of 10m², with no dimension less than 1.8m and conservatories.

- ii. For accommodation facilities, each independent residential until shall provide a living court or balcony with a minimum area of 15m² for each unit ~~which can accommodate a 6m diameter circle~~ to the north, east of west of the unit and which is assessed directly from the main livings areas. In addition, a communal area shall be provided which shall:
 - 1. Have a minimum area of 80m² for each dwelling in the development;
 - 2. Have a readily useable shape that can contribute to the recreational and service needs of the occupants of the development, such as communal swimming pools, tennis courts;
 - 3. Have adequate provision made for its continued maintenance and management.

Objectives/Policies		
3.5.2.1	O1	P3, P5
3.5.2.1	O2	P1





Appendix 6 – Advice note related to General Access Standards 9.1.2(ix)(b)

Proposed amendments – Addition of advice note to 3.2 Rural and Rural-Residential Zone, 3.3 Industrial Zone, and 3.4 Business Zone. **Proposed amendments shown in green.**

Part B: Rules

3 Development controls

3.2 Rural and Rural-Residential zones

3.2.1 Building envelope

- i. Maximum height - 10m
- ii. Height relative to site boundary

No part of any building shall exceed a height of 3m plus the shortest horizontal distance between that part of the building and the nearest site boundary.

iii. Yards

Rural front yards.....25m

Rural side yards (except where the building is part of a papakāinga).....10m

Rural-Residential front yard.....10m

Rural-Residential side and rear yards.....5m

River protection yard.....20m

Side and rear yards where the building is part of a papakāinga.....20m

Note: Where a building is part of a Papakāinga that spans multiple Records of Title a minimum of 1.5m from the Record of Title boundary is required.

iv. Rural House Sites

For Rural Zoned lots which contain less than 2,500m², the following yards shall apply:

- (a) Front Yard..... 15m
- (b) Side/Rear Yards.....10m, unless the adjacent property is 1ha or less in which case a minimum side/rear yard of 5m shall apply.
- (c) For sites located along a state highway or railway line corridor, internal noise levels for buildings shall comply with the acoustic insulation standards in Rule 5.2.12.

Provided that:





- A. Accessory buildings may be erected on any rear and/or side yard but not the river protection yard so long as the written consent of any affected property owner(s) is obtained and rule 3.2.1 (i) is not compromised;
- B. Any accessory building to be developed in conjunction with an existing dwelling shall be permitted in a front yard provided that it shall be erected behind the front line of the dwelling.

Advice note: Alternative yard provisions are able to be considered through the restricted activity consent process.

Advice Note: For garages and carports encroaching a front yard, see the General Access Standards in 9.1.2(ix).

Objectives/Policies		
3.5.2.1	O2	P1, P3, P5





Part B: Rules

3 Development controls

3.3 Industrial zone and any site identified as a scheduled site with a Development Concept Plan

3.3.2 Building envelope (scheduled sites)

(Limits to apply unless otherwise specified on the DCP).

- i. Maximum height - 20m
- ii. Yards adjoining any road or non-Industrial zone - 80m
- iii. All other yards - 10m
- iv. Height relative to boundary

Height (h) shall not exceed one quarter the distance (d) to the closest boundary adjoining (h = d/4) for boundaries adjoining any non-Industrial zone.

Advice Note: For garages and carports encroaching a front yard, see the General Access Standards in 9.1.2(ix).

3.3.3 Building envelope (non-scheduled sites)

- i. Maximum height - 12m
- ii. Front yards - 5m
- iii. Yards adjoining any non-Industrial zone - 10m

Advice Note: For garages and carports encroaching a front yard, see the General Access Standards in 9.1.2(ix).

Objectives/Policies		
3.5.2.1	O1, O2	P1, P2, P3, P4
3.5.2.2	O1	P1
3.1.2.1	O1	P1





Part B: Rules

3 Development controls

3.4 Business zone

3.4.1 Building envelope

- i. Maximum height - 12m
- ii. Yards

Front yard

5m except in the specified shopping areas where no front yard is required. The 5m front yard may be reduced to 2m through a non-notified restricted discretionary activity with consideration of the height, design of the building and provision of landscaping, whereby the encroachment within the 5m front yard shall not exceed 4m in height. Appendix 5 provides a design guideline for these reductions.

- Side and rear yards adjoining a Residential zone - 5m

- iii. Height (h) relative to site boundaries adjoining a residential, rural or Rural-Residential zone shall not exceed 2m plus the horizontal distance (d) to the nearest Residential zone boundary (h) = 2 + d metres

Advice Note: For garages and carports encroaching a front yard, see the General Access Standards in 9.1.2(ix).

Objectives/Policies		
3.5.2.1	O1, O2	P2, P4, P5





Appendix 7 – Amendments to rules related to dwelling and dwelling based activities 3.1 to 3.4 in the Activity Table

Proposed amendments – Amendments to rules related to dwelling and dwelling based activities. **Proposed amendments shown in green.**

Key	
P Permitted activity	C Controlled activity
D Discretionary activity	RD Restricted Discretionary activity
N/C Non Complying activity	PRHB Prohibited activity
<i>All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for.</i>	

3. Dwellings and dwelling based activities (rules 3.1 to 3.8 and 3.10 do not apply where the dwelling is part of a papakāinga in Rural and Rural-Residential Zones, refer to rules 6.1 and 6.2. For the avoidance of doubt, rule 3.9 is still applicable for papakāinga.)						
	Rural	Rural-Res	Residential	Industrial	Business	Kaitiaki (conservation)
3.1 One or Two dwellings per urban site.	N/C	P NC	P	N/C	N/C	N/C
3.2 More than two dwellings per urban site.	N/C	D NC	D	N/C	N/C	N/C
3.3 One dwelling per property except as identified in 3.1,	P	C P	C P	N/C	N/C	N/C





:

3.4, 3.6 and 3.7 below.						
3.4 One dwelling accessory to an approved dwelling directly associated with farming or production forestry.	C	C	⊖ NC	N/C	N/C	N/C
3.5 Two or more dwellings accessory to an approved dwelling directly associated with farming or production forestry.	D	D	N/C	N/C	N/C	N/C
3.6 One dwelling for dependent person(s). See 4.7.	P	P	P	N/C	N/C	N/C
3.7 One dwelling per property ancillary to a business or industrial activity within the business or Industrial zone.	N/C	N/C	N/C	P	P	N/C





Appendix 8 – Information about the reserve layer in MPDP

What is the reserve layer and what does it mean

In the MPDP, there is a reserve layer over some sites in the district. The reserve layer applies to the following:

- Reserves held under the Reserves Act 1997 e.g. Harold Catlin Reserve, Te Aroha Domain
- Reserves where Council controls and manages the reserve e.g. Tahuna Domain, Waharoa Domain
- Private land that is used for recreational purposes but is not controlled or managed by Council e.g. Campbell Park (Morrinsville) or Bedford Park (Matamata)

The reserve layer manages activities on the reserve through a combination of:

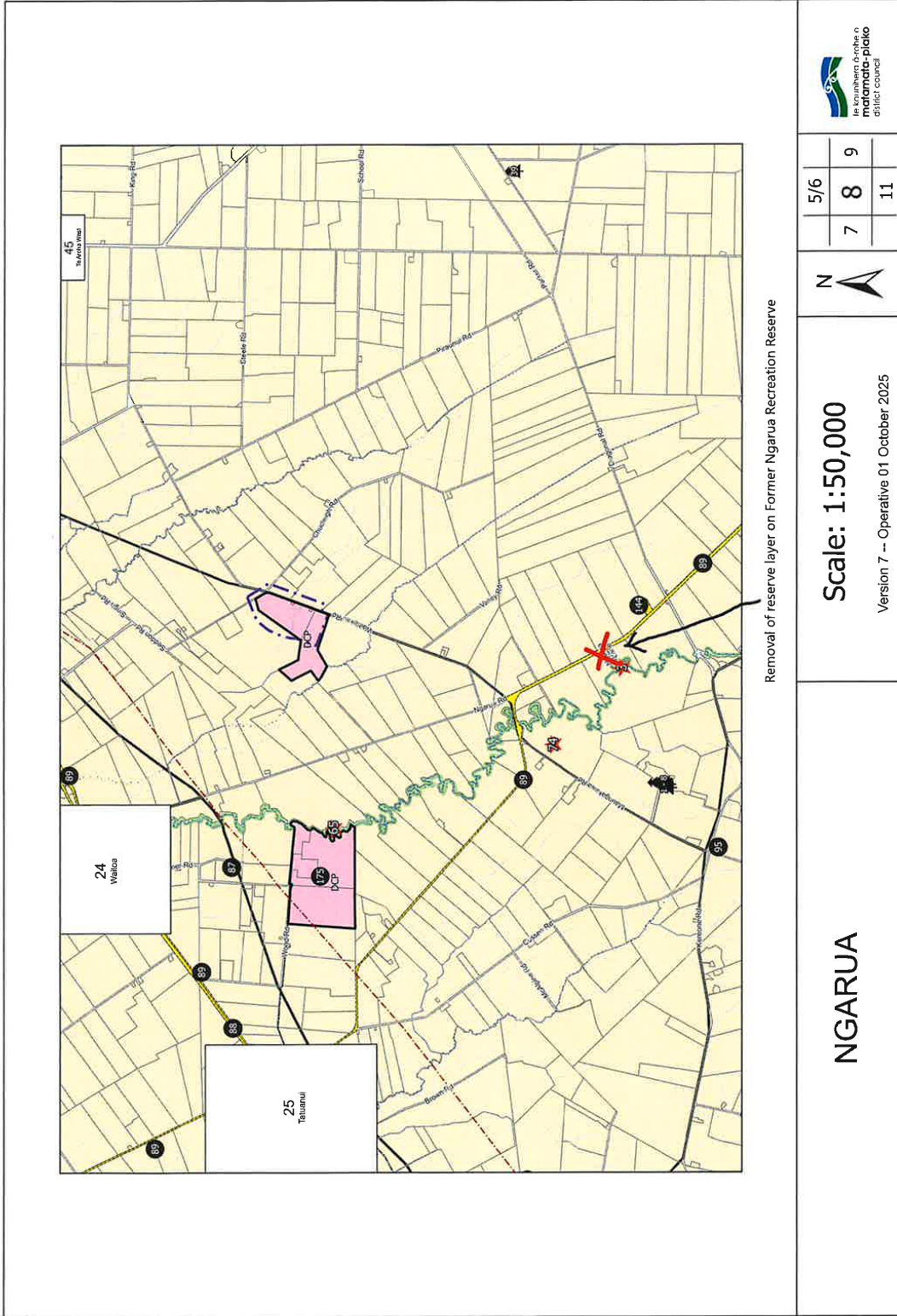
- Rules in the underlying zoning (the zoning of the land near a reserve, for example rural or residential)
- Reference to Council's reserve management plans, where applicable. A Reserve Management Plan is a document that contains history about a reserve and current information with a list of management statements to guide consistent decision making regarding the future development, and management of a reserve.
- Some privately owned and managed reserves like Bedford Park (Matamata) and Campbell Park (Morrinsville) are excluded from the Reserve Management Plan but are still subject to the rules in the underlying zoning of the MPDP.



Appendix 9 – Reserve layer on Former Ngarua Recreation Reserve

District Planning Maps - Proposed amendments shown on the map with **X** and includes the final attached planning map.

Document Attached



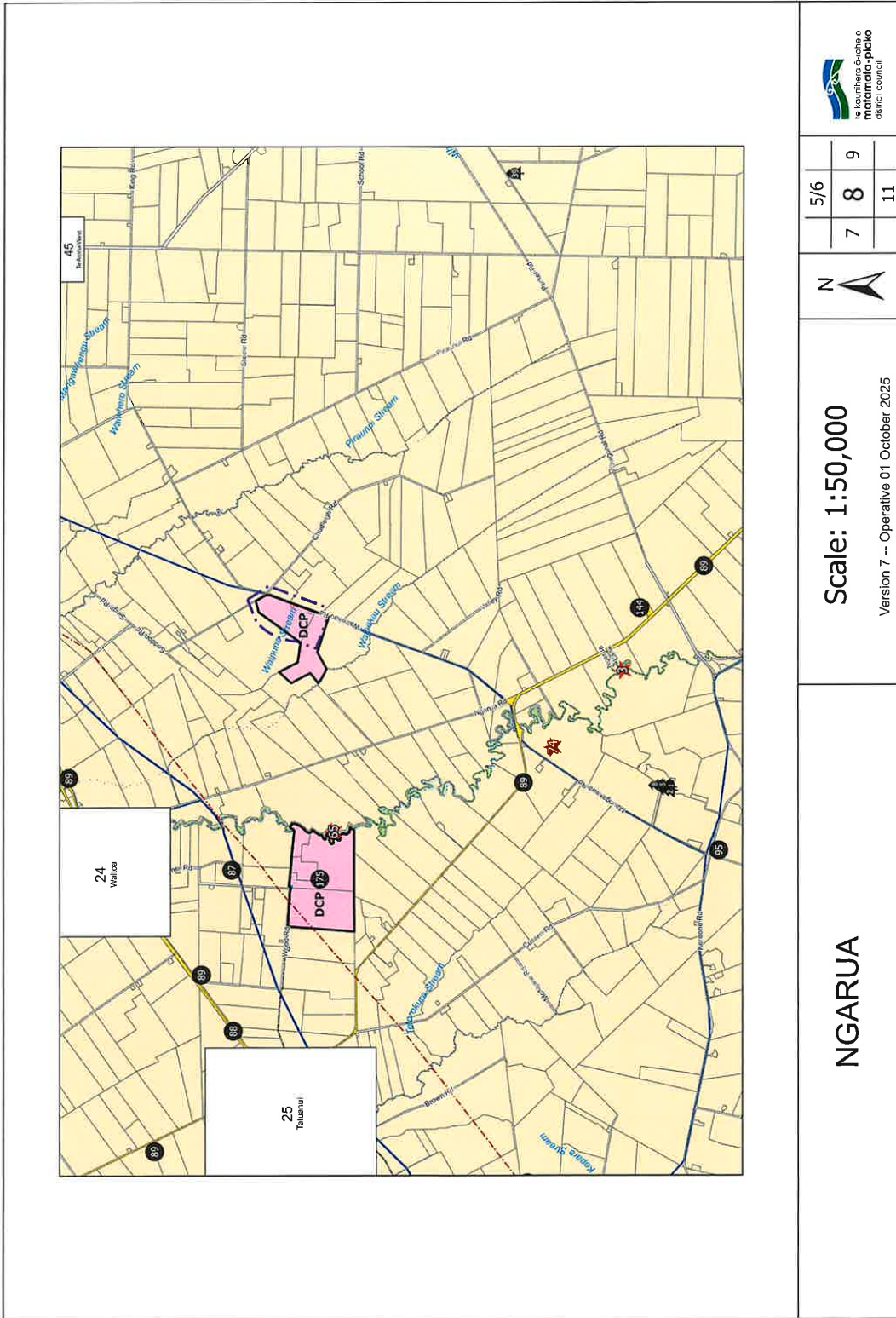
Removal of reserve layer on Former Ngarua Recreation Reserve



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Version 7 -- Operative 01 October 2025

NGARUA



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Version 7 -- Operative 01 October 2025

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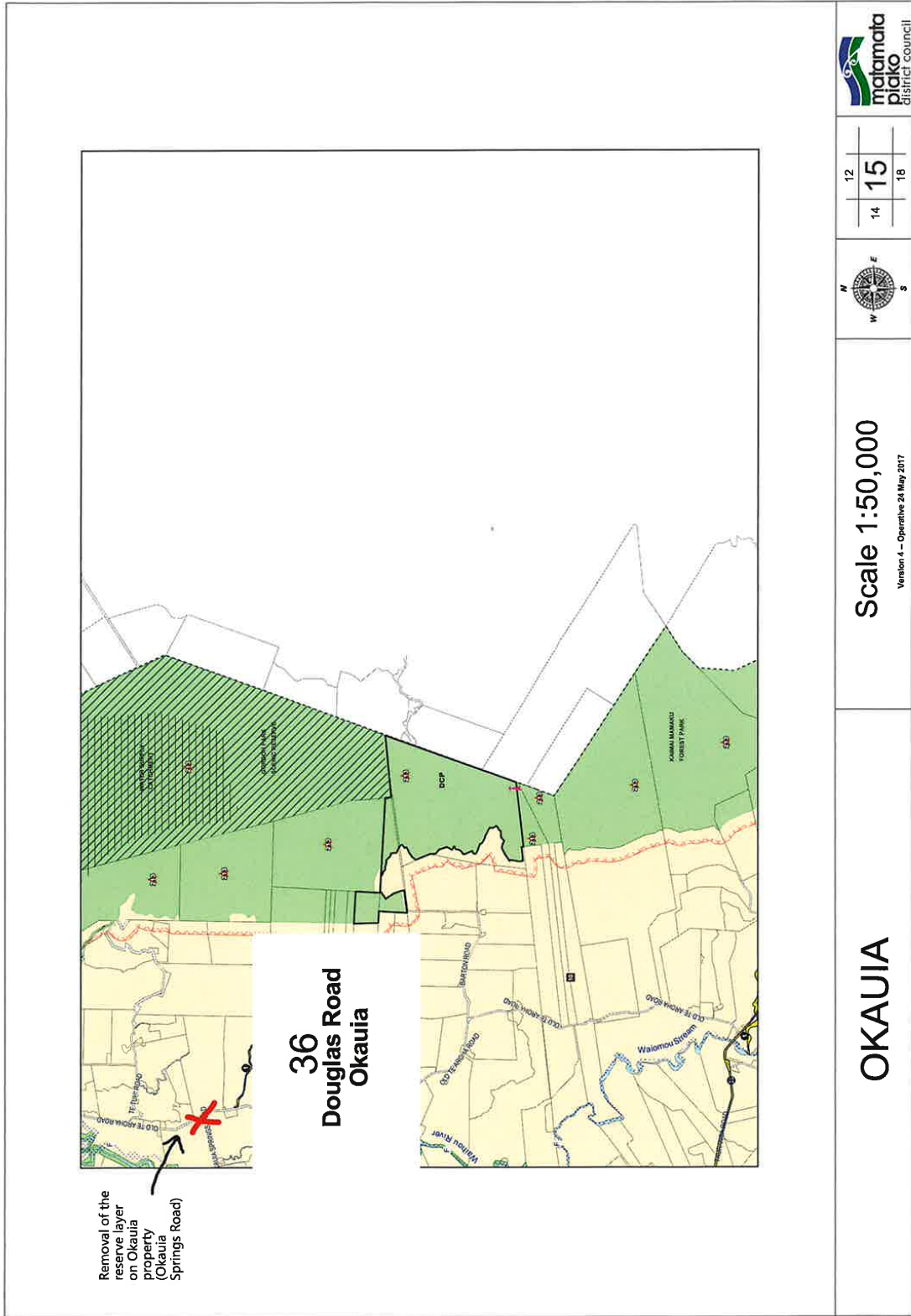


Appendix 10 – Reserve layer on sites identified as cultural redress properties

District Planning Maps - Proposed amendments shown on the map with X and includes the final attached planning map.

Document Attached





8 Ngā Pūrongo Whakamārama | Information Reports

8.1 Tui Park Development Proposal

CM No.: 3145512

Te Kaupapa | Purpose

The purpose of this report is for Council to:

- consider a proposal from a community group to develop Tui Park, Te Aroha;
- decide whether Council supports the proposal in principle;
- to provide direction to Council Staff on the desired level of Council support for the project to enable appropriate planning and budgeting to occur.

Rāpopotonga Matua | Executive Summary

Council is asked to consider a proposal from the Te Aroha Rotary Club to develop Tui Park, Te Aroha, and to provide direction on the level of Council support. The proposal includes native revegetation along the Tunakohoa Stream, development of walking and mountain bike tracks, and provision of picnic and recreation facilities.

The proposal aligns with the Parks & Open Spaces Strategy 2021–51, Long Term Plan outcomes, the purpose of recreation reserves under the Reserves Act 1977, and the General Policies Reserve Management Plan 2019. It is also broadly consistent with the Passive Reserves Management Plan 2009. Some elements may require resource consent, but these issues are considered manageable.

Council support in principle would allow the proposal to be used as the basis for a masterplan for Tui Park. A masterplan would guide future development, support community and mana whenua engagement, inform funding decisions, and reduce implementation risk. The proposal also offers an opportunity to improve recreation and environmental outcomes through a community-led initiative.

Tūtohunga | Recommendation

That:

1. **The report is received;**
2. **Council acknowledges the efforts of the Te Aroha Rotary Club in compiling such a comprehensive proposal for Tui Park;**
3. **Council supports the proposal in principle, subject to regulatory requirements being met;**
4. **Council resolves to develop a masterplan for Tui Park in accordance with the General Policies Reserve Management Plan 2019;**
5. **Council agrees to consider potential funding and/or other forms of support towards improving Tui Park.**

Horopaki | Background

Tui Park is a largely undeveloped recreation reserve located between State Highway 26 and Gilchrist Street, Te Aroha. A small area fronting SH 26 has been developed with gardens and seating. A portion of the park is leased to the Tui Park Bowling Club and is occupied by a bowling green and a clubhouse. The remainder of the park is grazed on an informal basis.

Early in 2025, Rotary representatives met with Council staff to discuss development of Tui Park. A draft proposal was presented to Council at an open forum on 27 August 2025, followed by local engagement including a public meeting on 11 September 2025. The proposal was then refined in response to feedback and is now presented to Council for consideration.

The proposal includes re-establishing native vegetation along the Tunakohoa Stream, constructing new walking tracks and mountain bike trails, and developing a picnic area (Attachment A).

Council staff have assessed the proposal against the relevant legislation, strategies, policies, and plans. It is broadly consistent with the Parks & Open Spaces Strategy 2021–51 and the General Policies Reserve Management Plan 2019, and partially consistent with the site-specific intent in the Passive Reserves Management Plan 2009. A more detailed assessment is provided later in this report.

Council is asked to consider the proposal and whether it wishes to support it in principle.

If Council supports the proposal, Council could use the Rotary proposal as the basis to develop a ‘masterplan’ for Tui Park in consultation with the community. A masterplan could be used to guide future use and development of the park, inform investment decisions, support applications for external funding and/or resource consent.

Council may also wish to consider providing project management resources towards Tui Park improvements and/or other funding towards the projects.

Ngā Take/Kōrerorero | Issues/Discussion

Strategic alignment

Parks and Open Spaces Strategy 2021-51

The proposal aligns generally with several principles underpinning the strategy.

PRINCIPLES					
Maintain and enhance the parks & open spaces network	Plan ahead	Consider our community	Protect and enhance our natural, cultural, and historical heritage	Informed decision-making	Working with others
<ul style="list-style-type: none"> Take a holistic, network-based approach to management Develop & maintain parks and open spaces appropriately for their purpose Enhance the network to meet changing community needs 	<ul style="list-style-type: none"> Prepare for the future Monitor and respond to trends Effective planning Adaptable to change Consider stakeholder, user and visitor needs 	<ul style="list-style-type: none"> Consider community needs Consider wider community benefits Provide opportunities for community involvement where practicable Recognise stories and intangible values associated with parks and spaces 	<ul style="list-style-type: none"> Protect and enhance our natural heritage Protect and enhance our natural, cultural, and historical heritage 	<ul style="list-style-type: none"> Our staff are appropriately trained and developed We keep up with industry good practice We monitor trends that impact on parks and open spaces We use reliable data to aid decision-making We apply sound judgement We consider the relevant benefits, costs, risks, rewards of our actions 	<ul style="list-style-type: none"> We have good working relationships with Tangata Whenua, other agencies, landowners, and community groups We work with others to achieve efficiencies and synergies We support volunteer programmes and projects that are sustainable, achievable, and align with our vision and strategic priorities

The proposal:

- seeks to develop Tui Park according to its purpose
- includes a spatial plan developed with community input to guide future development and use of the park
- considers community needs and provides opportunities for community involvement
- includes native re-vegetation to protect and enhance our natural heritage
- provides an opportunity to work with others to achieve efficiencies and synergies.

The proposal aligns generally with several strategic goals outlined by the strategy.

STRATEGIC GOALS						
<p>Tangata Whenua have meaningful opportunities to input into how our parks and open spaces are planned, developed and managed</p> <ul style="list-style-type: none"> • We have good working relationships with Tangata Whenua • We consult Tangata Whenua on strategies, policies and plans affecting parks and open spaces • We work with Tangata Whenua to identify, protect, preserve and manage wāhi tapu sites and other sites of significance located at or near parks or open spaces • We work with Tangata Whenua to identify stories / themes that can be told at parks and other open spaces 	<p>Our parks and open spaces meet the diverse and changing needs of our communities and visitors</p> <ul style="list-style-type: none"> • We have the right parks and open spaces in the right places • Our planning for future parks and open spaces meets future needs • Our parks and open spaces are designed and managed well • We take a strategic approach to land acquisition and disposal to ensure our parks and open spaces are fit for purpose 	<p>Our parks and open spaces are valued and cared for</p> <ul style="list-style-type: none"> • Our parks and open spaces are attractive, welcoming places • Our parks and open spaces are maintained to appropriate standards • There is a high level of satisfaction among users of parks and open spaces • Our communities take pride in our parks and open spaces 	<p>Our parks and open spaces enable our community to be active and healthy</p> <ul style="list-style-type: none"> • We provide a wide range of options for play, recreation, sports and social activities • Our parks and open spaces are easily accessible and well connected • Information about our parks and open spaces is easily accessible • Our parks and open spaces have an appropriate level of use for their purpose 	<p>Our parks and open spaces protect and celebrate our multi-cultural and historic heritage</p> <ul style="list-style-type: none"> • Sites of cultural and/or historic significance are adequately protected • There is diverse and multi-cultural use and enjoyment of our parks and open spaces • Our history is commemorated and our cultures are celebrated • Our local stories are told • Our unique local identity is celebrated 	<p>Our natural heritage is understood, protected and enhanced</p> <ul style="list-style-type: none"> • Sites of ecological significance are protected and enhanced • Knowledge of our natural areas is increased • We have good working relationships with others to protect and enhance sites of ecological significance • There are meaningful gains in biodiversity 	<p>Our parks and open spaces are enhanced by community partnerships</p> <ul style="list-style-type: none"> • We work with other agencies, community groups or individuals for the greater good • Volunteer projects and programmes that align strategically are supported and encouraged • Volunteer programmes are sustainable and contribute to strategic goals • Cooperation, collaboration and partnerships among clubs and community groups is occurring and encouraged • Opportunities for multi-purpose use of facilities are maximised

The proposal:

- seeks to meet the needs of our communities and visitors
- aims to make Tui Park an attractive, welcoming place
- provides for more recreational use of Tui Park
- includes native re-vegetation to protect and enhance our natural heritage
- presents an opportunity for a community partnership that contributes towards Council’s strategic goals.

For Te Aroha, the Strategy anticipates the need for ‘easier, shorter walks relatively close to town’, promotes ‘more loop tracks’ for walkers, and easier mountain bike trails to attract newcomers and less experienced riders. The proposal caters towards those needs.

The Strategy also promotes a design-based approach to park development e.g. using masterplans to guide development. Rotary’s proposal could be used as the basis for a masterplan to guide future use and development of Tui Park.

Regulatory requirements

Reserves Act 1977

Tui Park is held as a Recreation Reserve under the Reserves Act 1977. The purpose of recreation reserves is to provide ‘areas for the recreation and sporting activities and the physical welfare and

enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside¹.

The proposal strongly aligns with this purpose. It provides for recreation and sporting activities (e.g. bowls, walking, running, cycling), the protection of the natural environment (native planting along the stream), retains open space and promotes recreational activities including tracks.

Reserve Management Plans

Two reserve management plans apply to the site.

The General Policies RMP includes objectives and policies that relevant matters like the development of tracks and trails on reserves, the provision of park furniture, landscaping, and natural heritage. It also provides for Council to prepare ‘development plans’ (also known as ‘masterplans’ or ‘framework plans’) to guide the development and use of reserves in more detail.

The Passive Reserves Management Plan 2009 provides site-specific ‘management intent’ in a chapter specific to Tui Park.

Table 1: Alignment with reserve management plans

Document	Relevant section	Level of alignment	Remarks
General Policies Reserve Management Plan 2019	7.4 Development Plans	High	The proposal aligns with all the objectives. The proposal could be used as a starting point for a plan which Council may consult on and adapt as required.
	7.5 Landscaping	Moderate	Aligns with the objectives. Details can be managed under existing policies, processes and staff delegations.
	7.6 Park furniture	High	Aligns with the objectives. Details can be managed under existing policies, processes and staff delegations.
	7.8 Public art	Unknown	The proposal includes a sculpture trail. As this is a concept only there is not enough detail yet to assess against the objectives and policies. Any public art would require Council approval as outlined in 7.8 of the RMP.
	7.12 Track development	High	The proposal provides for

¹ Section17(1), Reserves Act 1977

			easier, shorter walks close to town as well as an easier bike trail.
	8.12 Recreational activities	High	Aligns with all relevant objectives. The proposal promotes development and use of the reserve for the purpose for which it is held.
	8.14 Sports	High	The proposal provides for current sports use to remain.
Passive Reserves Management Plan 2009	4.0 Passive reserves objectives	High	Aligns with all relevant objectives. The proposal supports public enjoyment of the reserve, the enhancement of the reserve with appropriate vegetation, and its promotion as a public open space.
	4.3.12 Tui Park	Moderate	Partial alignment with the intent to 'develop a landscape plan' for part of the reserve (the proposal goes wider). Partial alignment with 'the balance of the reserve be leased for grazing'. The 'balance' originally referred to the parts that were not occupied by the gardens or bowling club. Mention of grazing in the RMP avoids the need to publicly notify any proposed grazing lease or licence. Since the RMP was written it has become less acceptable to graze riparian areas and wetlands. The proposal aligns with the management intent to develop 'a track along the stream'.

The overall alignment with the RMPs is high. Council could choose to amend the Passive Reserves RMP to better align with proposal however this would involve a process prescribed by the Reserves Act 1977 involving public notice, two months to receive submissions, and a hearing. Resource consent is another mechanism to deviate from a reserve management plan. Consent requirements are discussed below.

Resource Management Act 1991

Tui Park is subject to the Flood Hazard and Reserves overlays of the District Plan. This means that any earthworks within the Flood Hazard area requires resource consent. Resource consent may also be applied for to deviate from a reserve management plan. In this case, the deviation involves reducing the grazing area and establishing native vegetation.

Resource consent would be required for some of the proposed works because part of the land is subject to a flood hazard overlay in the District Plan and some of the works would be a deviation from the site-specific reserve management plan. As the deviations are relatively minor and are likely to result in improved environmental outcomes, resource consent may be a more cost-effective mechanism for dealing with deviations from the RMP than an amendment to the RMP.

If Council supports the proposal, Rotary could apply to Council for a grant towards resource consent processing fees. Alternatively, Council could oversee project management including obtaining and funding the necessary consents.

Past proposal

The proposal shares some similarities to a project which attracted the most online votes in the 'Your Voice, Your Vision' campaign leading up to the Long Term Plan 2021-31. The campaign invited people to submit project ideas to Council which the public then voted on. The 2020 proposal involved native planting and the development of a beginners' mountain bike track at Tui Park. Council agreed to do business cases for the top scoring projects but did not guarantee funding or technical support. While it attracted the most online votes, the Tui Park project did not eventuate. One of the runner-up projects was however championed by a local service club which provided the resources to make it happen. While the Rotary proposal shares some elements of the 2020 concept, the current proposal is more likely to succeed if supported by Rotary and/or Council.

Community views

Rotary sought local feedback through a letterbox drop and a public meeting in Te Aroha, and this informed the final proposal. Wider community views and mana whenua views have not yet been formally confirmed. If Council wishes to proceed, these could be tested through a Council-led masterplan process.

Mana whenua views

The formal view of Ngāti Tumutumu is not yet known, although Rotary has recently made initial contact. If Council decides to proceed, Council would undertake formal engagement with Ngāti Tumutumu as part of any masterplan process and any required resource consent process. This is appropriate given Council policy and the significance of nearby Treaty settlement land and the Tunakohoia Stream corridor.

Developing a masterplan

The General Policies RMP 2019 provides for Council to prepare development plans, also referred to as masterplans, for significant park or reserve development.

A masterplan is a site-specific plan that shows how future improvements and activities could be accommodated and phased over time. It provides a coordinated framework for Council and community-led projects, supports consultation, and can assist with funding applications.

Rotary’s proposal provides a useful starting point for a draft masterplan. Council could refine it through in-house work, supported by targeted specialist input where needed, and consult the community using standard Council methods.

An indicative process might involve:

- Placing the concept plan on the webpage along with an online survey
- Refining the plan based on community feedback and technical expertise
- Hosting a ‘drop-in session’ in Te Aroha for members of the community to view the draft plan and provide feedback
- Refining the plan as necessary
- Council adopting the plan.

Alternative to a masterplan approach

Council could allow aspects of the proposal that do not require resource consent to proceed (e.g. native planting and installation of park furniture which is already delegated to staff to approve).

Without a masterplan, some elements of the proposal may proceed in an ad hoc way or not proceed at all. An approved plan would provide a coordinated framework, strengthen community support, and improve the ability to secure funding.

Mōrearea | Risk

The following high-level risks have been identified:

Risk	Description	Potential mitigation
Reputational	Some people may not like the proposal. Failing to comply with regulatory requirements.	Robust consultation process. Ensuring the proposal aligns with the purpose of the reserve. A masterplan process is likely to address the above point. Obtain any required resource consents.
Management	The proposal might not progress. Aspects of the proposal may be implemented in an ad hoc manner. There may be uncertainties about duties and responsibilities. Council may not have the capacity to adequately support the project.	A masterplan could help guide development and priorities. A nominated MPDC project manager could coordinate works undertaken by MPDC and community groups. A memorandum of understanding or similar agreement could outline the duties and responsibilities of parties involved in the project.

Environmental	Environmental non-compliance e.g. planting inappropriate species, pollution, etc.	Appropriate technical advice and project oversight. Obtain and comply with any required resource consents.
Safety	Unsafe practices or structures.	Appropriate technical advice and project oversight. Appropriate safety controls in place.
Financial	Insufficient funding or cost overruns.	A phased approach to sub-projects. A masterplan could help community groups when applying for funding and inform LTP processes. Appropriate technical advice and project oversight.

Ngā Whiringa | Options

1. Status quo (Council declines to support the proposal).
2. Council supports the proposal, in principle, and develops a masterplan to confirm community views and guide the development of Tui Park.
3. Council supports the proposal in principle but does not develop a masterplan for Tui Park.

Option One – Status Quo	
Description of option	
Council declines to support the proposal. Current use of Tui Park continues as is.	
Advantages	Disadvantages
No immediate cost to Council.	Tui Park remains underutilized.
Staff can work on other projects.	Public enjoyment of Tui Park remains limited.
	Reputational risk that Council may be perceived as not supporting a community-led initiative that aligns with Council's strategic objectives.

Option Two – Council supports the proposal, in principle, and develops a masterplan to confirm community views and guide the development of Tui Park.
Description of option

Council supports the proposal, in principle, and develops a masterplan to confirm community views and guide the development of Tui Park.	
Advantages	Disadvantages
An opportunity to confirm community views	Requires resourcing (time and funding)
A coordinated approach to development	Other projects may need to be reprioritized
Masterplan could support community group funding applications	
Enhanced recreation opportunities	
Enhanced biodiversity	

Option Three – Council supports the proposal in principle but does not develop a masterplan for Tui Park.

Description of option	
Council supports the proposal in principle but does not develop a masterplan for Tui Park.	
Advantages	Disadvantages
Enhanced recreation opportunities	Requires resourcing (time and funding)
Enhanced biodiversity	Community views remain unconfirmed
Other projects may not need to be reprioritized	Ad hoc approach to development
	Harder for community groups to get funding

Recommended option

Option 2 is the recommended option.

Ngā take ā-ture, ā-Kaupapahere hoki | Legal and policy considerations

Legal and policy considerations have been discussed within the report.

Local Government Act 2002 (LGA 2002) Decision-making requirements

Having regard to the decision making provisions in the LGA 2002 and Councils Significance Policy, a decision in accordance with the recommendations is assessed as having a medium level of significance.

All Council decisions, whether made by the Council itself or under delegated authority, are subject to the decision-making requirements in sections 76 to 82 of the LGA 2002. This includes any decision not to take any action.

Local Government Act 2002 decision making requirements	Staff/officer comment
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Section 77 – Council needs to give consideration to the reasonable practicable options available.	Options are addressed above in this report.
Section 78 – requires consideration of the views of Interested/affected people	The proposal has sought community views. A masterplan process could confirm community views. Resource consent process would also manage effects on affected parties.
Section 79 – how to achieve compliance with sections 77 and 78 is in proportion to the significance of the issue	The Significance and Engagement Policy is considered above. This issue is assessed as having a medium level of significance. There is likely to be community interest in Te Aroha. The proposal does not involve disposing of the reserve but rather enhancing it.
Section 82 – this sets out principles of consultation.	Council may determine to consult the community via a masterplan type process.

Policy Considerations

To the best of the writer’s knowledge, this recommendation is not significantly inconsistent with nor is anticipated to have consequences that will be significantly inconsistent with any policy adopted by this local authority or any plan required by the Local Government Act 2002 or any other enactment.

Ngā Pāpāhonga me ngā Whakawhitiwhitinga | Communications and engagement

Rotary has already carried out some local engagement, including letterbox drops and a public meeting.





If Council decides to prepare a masterplan, staff would then engage with mana whenua and the wider community to confirm aspirations and priorities for Tui Park.

As some aspects of the proposal require resource consent it would be prudent to consult with mana whenua and affected parties prior to lodging the consent application.

Te Tākoha ki ngā Hua mō te Hapori me te here ki te whakakitenga o te Kaunihera | Contribution to Community Outcomes

Long Term Plan

The proposal aligns with all the Community Outcomes in the 2024-34 Long Term Plan.

MATAMATA-PIAKO TŌ MĀTOU WĀHI NOHO OUR PLACE		MATAMATA-PIAKO DISTRICT COUNCIL TE ARA RAUTAKI STRATEGIC DIRECTION	
TŌ MĀTOU WHAKAKITENGA OUR VISION			
Matamata-Piako District is vibrant, passionate, progressive, where opportunity abounds. 'The heart of our community is our people, and the people are the heart of our community.'			
TŌ MĀTOU WHĀINGA MATUA OUR PRIORITIES (COMMUNITY OUTCOMES)			
			
He wāhi kaingākau ki te manawa A place with people at its heart	He wāhi puawaitanga A place to thrive	He wāhi e poipoi ai tō tātou taiao A place that embraces our environment	He wāhi whakapapa, he wāhi hangahanga A place to belong and create

The proposal aligns with the proposed Community Outcomes for the Draft Long Term Plan 2027-37.

Community Outcome	Primary Focus Area	Focus Area Description	Remarks on proposal
1. A community that is well managed with fair rates People understand how and why decisions are made, and trust that resources are used wisely for current and future needs	Keep rates manageable	Focus on keeping rates fair and transparent.	Partnering with volunteer community groups can help reduce costs.
	Ensure costs and decisions are clearly communicated	Clear communication of what rates fund, project costs, and expected service levels.	A masterplan and memorandum of understanding with partner groups can help clarify duties and responsibilities.
	Operate efficiently and deliver value for money	Improve processes, reduce inefficiencies, and ensure effective delivery.	A masterplan and project manager can help reduce inefficiencies and ensure effective delivery.
	Look for revenue and funding sources beyond rates	Optimise assets, partnerships, sponsorships, and external funding.	The proposal seeks to optimise Tui Park's recreation use. It anticipates partnerships, sponsorships and seeking external funding.
2. A community that is encouraged to grow and contribute Residents, iwi,	2a. Be an enabling, can-do council with a focus on the customer	Clear processes, timely decisions, and practical support.	The proposal is community-driven. A dedicated project manager could help provide practical support.

Community Outcome	Primary Focus Area	Focus Area Description	Remarks on proposal
community groups, and businesses are supported to take initiative and contribute to a thriving local economy.	2b. Reduce unnecessary red tape	Simplify approval processes where possible.	The approval process for some aspects of the proposal is quite simple while others are subject to regulatory processes required by law.
	2c. Support local economic activity	Enable vibrant town centres and support local investment.	
	2d. Partner with iwi, community groups, and stakeholders	Strengthen collaboration, inclusive decision-making, and Māori economic development.	The proposal seeks to partner with Council and community groups. Aspects of the proposal may contribute to economic development by providing additional or complementary recreation offerings (e.g. bike trail of a level between the Hauraki Rail Trail (Level 1) and the current mountain bike trails (Levels 3-5).
3. A community with reliable and resilient essential services People have confidence in the infrastructure and services they rely on.	3a. Prioritise maintaining core infrastructure	Maintain footpaths, lighting, roads, waste services, and stormwater.	Appropriate riparian planting could mitigate stormwater effects downstream and improve water quality.
	3b. Plan and invest for growth and demand	Ensure infrastructure meets population and development needs.	The proposal would provide additional recreation opportunities in NE Te Aroha.
	3c. Strengthen our ability to respond to emergencies	Improve preparedness and resilience, including partnerships with marae and iwi.	
	3d. Provide accessible and safe infrastructure for all users	Support mobility, disability access, and safe active transport.	The proposal would provide additional active transport options for the neighbourhood.
4. A community that is safe, inclusive and with places people value Communities are welcoming, safe, inclusive, and support belonging, wellbeing,	4a. Maintain and enhance community facilities for all	Provide and maintain parks, open spaces, and community facilities.	The proposal would provide enhancements to an existing open space that could better serve local community needs.
	4b. Support connected, inclusive	Support diverse groups including rural	The proposal would provide a wider range of

Community Outcome	Primary Focus Area	Focus Area Description	Remarks on proposal
and identity.	communities across the whole district	communities, youth, whānau, and older people.	recreation opportunities.
	4c. Support and enable community-led events and activities	Enable volunteers, events, and cultural expression.	The proposal is a community initiative but also strongly aligns with Council's strategies, policies, and plans. The proposal includes opportunities for volunteer involvement and cultural expression.
	4d. Work together to create a thriving community	Promote culture and wellbeing across the district.	Access to enhanced, free or affordable recreation opportunities can help improve people's wellbeing.

Pānga ki te pūtea, me te puna pūtea | Financial Cost and Funding Source

Council currently has no budget to develop Tui Park. Funding of capital works, project management, and operational maintenance could be considered as part of the next Long Term Plan. Lower value capital works could potentially be funded from the Community Facilities Bulk Fund.

A masterplan for Tui Park could largely be prepared in-house, with limited external input where specialist advice is needed, such as ecology or landscape design. This could potentially be funded from the asset management planning operational budget. However, the work would add to current staff workloads and may affect delivery of other projects and programmes. Given the proposal's alignment with Council priorities and support from an established community group, reprioritising this work may be justified.

Ngā Tāpiritanga | Attachments

[A↓](#). Tui Park - Rotary Proposal - Version 2



Ngā waitohu | Signatories

Author(s)	Mark Naudé Kaiārahi Mahere Paparēhia me ngā Taiwhanga Parks & Facilities Planning Team Leader	
Approved by	Susanne Kampshof Pou Rawa me ngā Kaupapa Assets and Projects Manager	

	<p>Fiona Vessey Hautū Hanganga Rawa me ngā Whakahaere Group Manager Infrastructure, Assets & Operations</p>	
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8 Ngā Pūrongo Whakamārama | Information Reports

8.2 Financial Report for the period ending 31 March 2026

CM No.: 3167857

Te Kaupapa | Purpose

To provide an overview and information on the current financial position and performance of the Matamata-Piako District Council for the period ending 31 March 2026.

Rāpopotonga Matua | Executive Summary


This report provides a summary overview, Financial and Capital Performance by Activity, Rates and Treasury reports.

Tūtohunga | Recommendation

That:

1. Council receive the Matamata-Piako District Council Financial Report for the period ending 31 March 2026.

Ngā Tāpiritanga | Attachments

[A↓. March 2026 Financil Report](#)


Ngā waitohu | Signatories

Author(s)	Ajay Kumar Kaitiaki Whakahaere Pūtea Management Accountant	
Approved by	Kelly Reith Hautū Rangatōpū, Tāngata me ngā Hononga Group Manager Corporate, People & Relationships	

8 Ngā Pūrongo Whakamārama | Information Reports

8.3 RMA Policy & District Plan Update

CM No.: 3161677

Te Kaupapa | Purpose

The purpose of this report is to provide the Council with an update on the rolling review of the Matamata-Piako District Plan (MPDP) including the exemption applications. This update also includes information on the RMA reform, Private Plan Change 62 Calcutta, Private Plan Change 64 Banks Road, the Efficiency and Effectiveness (EE) Report, the MPDC Growth Strategy, MPDC website update work, Hauraki Gulf Forum activities, the Ashbourne fast track decision and the progress on the Mana Whakahono ā Rohe agreements.

Rāpopotonga Matua | Executive Summary

A District Plan and Resource Management Reform summary is provided below. The update specifically refers to the Plan Change Exemption Applications, Private Plan Change 62 Calcutta, Private Plan Change 64 Banks Road, the MPDC Growth Strategy, the EE Report, Resource Management Act Reform, MPDC webpage updates, Hauraki Gulf Forum activities, the Ashbourne fast track decision and progress on the receipt of six Mana Whakahono ā Rohe invitations. Jayshree Kanji, Carolyn McAlley, Kumesh Burr and Fiona Hill are available to deliver the update and answer any questions.

Tūtohunga | Recommendation

That:

1. The report be received.

Ngā Take/Kōrerorero | Issues/Discussion

Plan Change Exemption Applications

In August 2025, the Government introduced new legislation as part of the [Resource Management \(Consenting and Other System Changes\) Amendment Act 2025](#). A key part of this legislation is called [Plan Stop](#). The intention of this legislation is to ensure that local authorities do not expend resources unnecessarily, by stopping parts of the plan making process until the RMA replacement legislation comes into force. It included pausing updating plans to align with the National Planning Standards and full plan reviews.

However, under the Plan Stop rules, councils can still ask the Minister responsible for Resource Management Reform for permission to start or keep working on a plan change if it meets the criteria in section 80W of the Resource Management Act 1991 (RMA).

As a consequence of these changes, on 8 October 2025, the Council decided not to notify PC61 - National Planning Standards and Other Matters and to proceed with lodging two exemption applications.

Plan Change 65 Minor Matters - Exemption application

Plan Change 65 Minor Matters (PC65) aims to rectify issues with the Operative Matamata-Piako District Plan that have led to inefficiencies, unintended consequences or proved unworkable, as outlined in the Government's Plan Stop Policy exemption criteria 80W(2)(b).

On 13 March 2026, Council received the Minister's decision on the PC65 exemption application, approving it in full. Staff are now working on progressing this plan change through the process outlined in Schedule 1 of the RMA.

The PC65 material was provided to iwi authorities for their review and comment as required by Clause 4A of Schedule 1 of the RMA. No feedback was received. A separate decision report is included as part of this Agenda seeking approval to notify this plan change.

For more information about PC65, please click [here](#).

Plan Change 49 Waharoa - Exemption application

On 8 October 2025, Council agreed to support the preparation and submission of an exemption application for PC49 to the Minister responsible for Resource Management Reform. This plan change aims to improve job opportunities and enable more flexible living options in Waharoa.

Staff have consulted with Ngāti Hauā and Te Hauora o Ngāti Hauā and have received support letters from both parties. These letters will be part of the exemption application. The final draft of the application has been given to the Governance group for their review and comments. It is intended the application will be lodged with the Minister before the end of May 2026. The exemption application will be published on the MPDC [Plan Stop](#) webpage once it is submitted to the Minister.

Private Plan Change 62 – Calcutta

On 3 July 2025, the Council received a request for Private Plan Change 62 – Calcutta (PPC62). This plan change seeks to rezone approximately 20ha of rural land along the southern side of Tauranga Road, Matamata to Industrial Zone. This is in the same location as Private Plan Change 57; however, Private Plan Change 62 has a smaller footprint.

Staff are reviewing the application and have issued a further information request to the applicant.

For more information about Private Plan Change 62, please click [here](#).

Private Plan Change 64 - Banks Road-Residential Zoning

KA Matamata Limited Partnership (KA Matamata) lodged a private plan change request, to MPDC, on Friday 27 February 2026. The plan change seeks to rezone approximately 26.3ha of land near the southeastern edge of Matamata. The land is located within the Banks Road to Mangawhero Road structure plan and is identified within the future residential policy area. This plan change is known as Private Plan Change 64 - Banks Road (PPC64). The anticipated yield for the Plan Change site is approximately 430 dwellings. KA Matamata owns approximately 8.6ha of land within the PPC64 site. There are currently seven other landowners that own the balance of the land within the PPC64 area.

Staff have reviewed the application for completeness, and the matters that need to be addressed at the time of the plan change process. At Council's request, the applicant provided additional information related to traffic and this information will be reviewed.

For more information about Private Plan Change 64, please click [here](#).

Future Proof

Future Proof, in partnership with SmartGrowth, has completed a year-long study that identifies the potential growth impacts of transport improvements in the Hamilton to Tauranga Corridor. This area spans across Hamilton City Council, Matamata-Piako District, Waipā District and South Waikato District. The study provides a clear understanding of the growth areas unique needs and potential and will help ensure that future growth and the necessary transport, water and utility infrastructure is coordinated and aligned. It aimed to determine how development can be managed in the best way possible – supporting economic outcomes, as well as protecting the environment and our communities.

The study has found that, in addition to the high growth already predicted in the corridor, planned transport improvements are expected to generate more development throughout the corridor. This additional growth is expected to continue to occur mostly at either end of the corridor, in Hamilton and Tauranga, however in the medium-long term, there is also expected to be significant potential growth in the central towns of Matamata, Tirau and Putāruru, and the proportion of growth occurring in this central area could gradually increase over time. Future Proof have also recently uploaded the final version of the Hamilton to Tauranga spatial study to the Future Proof website which you can access [here](#).

MPDC Growth Strategy

Council has given support for staff to progress this work. The Council has now received the updated projections from Te Ngira and has adopted the high growth scenario. The Future Proof study discussed above is important as it provides a broader context for future development in the district.

Further national direction on the National Policy Statement for Urban Development is expected this year which will impact the strategy. Staff are considering what this means for the timing and development of the Strategy, along with the recently announced changes for the structure of local government and will report back to the Council on a recommended direction for the strategy.

Efficiency & Effectiveness report (EE report)

Under Section 35 of the Resource Management Act (RMA), the Council has a duty to monitor the state of the environment and the efficiency and effectiveness of policies, rules and other methods contained within its district plan.

By way of background until 2020, Council published a State of the Environment Report. The report covered Land, Air, Water, Biodiversity and Waste. In 2020 the reporting approach was reviewed, and a new framework called the Monitoring Strategy was decided upon to guide data collection and evaluation. The Strategy covers the study period of 2020 – 2025. Staff have been working on collating the information into the District Plan Efficiency and Effectiveness Report (EE Report). The overall purpose of the report is to assess how effective the Matamata-Piako District Plan is in achieving the intended outcomes.

The EE Report is in the process of being finalised. The report is grouped into a number of chapters such as population growth and the economy, rural development, and heritage and culture. Once finalised, the report will be presented in a Council workshop and thereafter, published on our website. A link to the finalised monitoring report will be shared at a subsequent meeting.

The current program of resource management reform will change the way in which councils monitor their district plans. Whilst the details of the new monitoring system are not known there will be a shift towards a more standardised and nationally coordinated system, with environmental limits and environmental reporting set at a national level. Central government is also working on a centralised data system which will assist in collating data in a consistent manner.

MPDC will still be responsible for local compliance, enforcement, and consent monitoring, but these activities will now align with a single combined regional plan and shared monitoring system. These changes are due to take place over a couple of years, starting as soon as later this year.

Resource Management Act Reform (RMA Reform)

In March 2024, the Government made an announcement regarding its proposed RMA reform processes, which is occurring in three phases. The status of the phases is outlined below.

Phase	Status
Phase 1 - Repealed Existing RMA Reform	COMPLETE
Phase 2 Stage 1 - Freshwater and Other Matters Bill	COMPLETE
Phase 2 Stage 2 - Resource Management Consenting and Other Matters Act and national policy changes	<p>PARTIALLY COMPLETE</p> <p>Act passed into law.</p> <p>On 15 January 2026, ten national policy direction instruments came into force.</p> <p>On 7 May 2026, two amended national policy direction instruments came into force.</p> <p>For more details about the national direction instruments above, click here.</p>
Phase 3 - New Planning Act and Natural Environment Act	<p>PENDING</p> <p>The Bills were introduced on 9 December 2025.</p> <p>MPDC provided a submission on the bills. To access and read the submission, please click here.</p> <p>Submissions have been heard by the Environment Select Committee. A report from the Select Committee is due on 26 June 2026.</p> <p>The amended bills will then be presented to parliament for the second and third readings with royal assent anticipated in August mid-2026.</p>

For more information about the RMA reform, please click [MPDC Resource Management Act Reform](#).

What is happening now?

Phase 2

The Government is making changes to a programme of national direction instruments under the Resource Management Act (RMA) to boost infrastructure and urban development, enhance the primary sector, and deliver housing growth.

By way of background, a National Environmental Standard (NES) is a regulation that sets nationally consistent rules and requirements under the RMA to manage various environmental activities, ensuring health protection and environmental quality. On the 6 May 2026, the National Policy Statement (NPS) for Natural Hazards Implementation Guide was published to offer guidance to consents planner and others administering this national direction.

On 7 May 2026, the following national direction instruments were gazetted and are expected to come into force on 4 June 2026:

- Amendment to NES for Commercial Forestry
- Amendment to NES for Marine Aquaculture.
- Resource Management (Stock Exclusion) Regulations.

Additionally, the following national direction instruments are intended to be gazetted mid-2026 and will come into force shortly afterwards:

- NES for Papakāinga.
- Amendment to NES for Telecommunication Facilities.
- Amendment to NES for Electricity Transmission Activities, and Electric Vehicle Charging Infrastructure Activities Amendment Regulations 2026.

Phase 3

At this stage, the new Acts are progressing through the Parliamentary process, with Select Committee scrutiny and potential amendments still to occur, meaning councils should expect further detail and refinement before final implementation requirements are confirmed.

As the legislation has not yet been finalised, further detail on timeframes, transition arrangements, and implementation requirements is still emerging. There is significant reliance in the legislation on national direction, the detail of which is currently unknown.

The Planning Bill and Natural Environment Bill are expected to be passed in August mid-2026, following completion of the Parliamentary process. Once the Bills are enacted, there will be some sections that take effect within the short timeframe thereafter. Most sections of the new Acts will not take effect until the new combined plans have been developed and are in force. In the interim, councils must continue to operate under the current RMA framework while monitoring the progress of Phase 3 and preparing for future implementation impacts.

Fast-track – Ashbourne Development

The Independent Expert Panel appointed under the Fast-track Approvals Act 2024 has released its final decision on the Ashbourne Fast-track application. For fast-track applications, the decision-making authority sits with central government, not Council. Council's role is limited to providing technical advice when requested and monitoring compliance with conditions if approvals are granted.

Project overview:

- Location: approximately 125 hectares, around 1.8 km south-west of Matamata.
- Residential development of up to 530 dwellings.

- Public open space, a multi-functional greenway, and a neighbourhood centre.
- Proposed retirement development of approximately 250 units with an associated hospital.
- Two solar farms (approximately 13 ha and 25 ha), with potential generation of up to 52,000 MWh per year.

For more information about the Ashbourne development, please click [here](#). On 21 April 2026, the panel's final decision was to:

- **grant** the solar farm approvals,
- **grant, in part**, the residential development approvals sought, subject to the conditions, and
- **decline** the retirement village.

At the time of writing the decision was still open to appeal. The decision can be appealed to the High Court in whole or in part on questions of law only. Staff will be able to update members as to the status of the application at the meeting.

MPDC RMA webpage updates

Staff have published a [Granny Flats \(small stand-alone dwellings\)](#) webpage to assist the public and developers in understanding the requirements for building a granny flat in the Matamata-Piako District.

Additionally, a [Recent changes to RMA National Direction Instruments](#) webpage has been published to help the public understand the scope of the new NPS and NES national direction instruments.

Staff have also published a [Duty Planner Service](#) and [Duty Building Service](#) to help customers understand information about resource consents and building consents, who to contact, and what assistance duty officers can provide.

Mana Whakahono ā Rohe invitations

The Council has received six Mana Whakahono ā Rohe invitations. A Mana Whakahono ā Rohe is a binding statutory arrangement under the RMA that provides for a more structured relationship between local authorities and iwi authorities. Their intent is to improve working relationships as well as enhancing Māori participation in resource management and its associated decision-making processes. Invitations have been received from iwi authorities in the Pare Hauraki Collective and in the Upper Waihou catchment, MPDC is leading discussions with the iwi authorities in the Upper Waihou catchment. Hauraki DC is leading discussions with Pare Hauraki Collective.

For the Upper Waihou Council staff and elected representatives had an initial hui at the end of November and a further meeting in January. As a result, a technical working group has been established who have been meeting fortnightly to progress the drafting of the agreement.

Hauraki Gulf Forum

The State of our Gulf annual report is currently being developed, and a draft copy is expected to be available for elected member and technical staff review on the 27 May 2026.

Ngā Tāpiritanga | Attachments

There are no attachments for this report.

Ngā waitohu | Signatories

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Approved by	Nathan Sutherland Pou Whakamahere Planning Manager	
	Ally van Kuijk Hautū Tipu me te Whakamatua Group Manager Growth & Regulation	

Exclusion of the Public: Local Government Official Information and Meetings Act 1987

The following motion is submitted for consideration:

That the public be excluded from the following part(s) of the proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

C1 Confirmation of Funding for the RSA wall

Reason for passing this resolution in relation to each matter	Particular interest(s) protected (where applicable)	Ground(s) under section 48(1) for the passing of this resolution
Third Party Commercial. Negotiations.	<p>s7(2)(b)(ii) - The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.</p> <p>s7(2)(i) - The withholding of the information is necessary to enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).</p>	<p>s48(1)(a)</p> <p>The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.</p>