

Kaunihera | Council

Mēneti Wātea | Open Minutes



Minutes of an ordinary meeting of Matamata-Piako District Council held in the Council Chambers, 35 Kenrick Street, TE AROHA on Wednesday 4 March 2026 at 9:00.

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

Ngā whakapāha | Apologies

| Name | Position/Organisation |
|----------------|---|
| Rewiti Vaimoso | Councillor, Matamata-Piako District Council |

Ngā mema i reira o runga te tūhono ipurangi | Members present via audio/visual link

All members were present in person

Kaimahi i reira | Staff Present

| Name | Title | Item No. |
|--------------------|---|----------|
| Manaia Te Wiata | Tumu Whakarae Chief Executive Officer | |
| Jenni Cochrane | Hautū Wheako Kiritaki Group Manager Customer Experience | |
| Kelly Reith | Hautū Rangatōpū, Tāngata me ngā Hononga Group Manager Corporate, People & Relationships | |
| Stephanie Hutchins | Kaitohu Mātāmua Kāwana Senior Governance Advisor | |
| Sandra Harris | Pou Kaupapahere, Rāngai Mahitahi me te Kāwana Policy, Partnerships and Governance Manager | |
| Tamara Kingi | Kaiārahi Kāwana Governance Team Leader | 7.1 |
| Carolyn McAlley | Kaiwhakamahere Rautaki RMA Matua Senior RMA Policy Planner | 7.2 |
| Fiona Hill | Kaiwhakamahere Rautaki RMA Matua Team Leader RMA Policy | 7.2, 7.4 |
| Tony Lawes | Kaiārahi Rōpū Reiti Rates Team Leader | 7.3 |
| Larnia Rushbrooke | Pou Pūtea, Ratonga Pakihi Finance & Business Services Manager | 7.3 |
| Niall Baker | Kaiārahi Tīma Kaupapahere Policy Team Leader | 7.4 |
| Anne Gummer | Kaitohu Kaupapahere Mātāmua Senior Policy Advisor | 7.5 |
| Ellie Mackintosh | Rōia Legal Counsel | C1 |
| Ally van Kuijk | Hautū Tipu me te Whakamatua Group Manager Growth & Regulation | C1 |

I reira | In Attendance

| Name | Position/Organisation | Item | Time In | Time Out |
|---------------|---|------|---------|----------|
| Vicki Black | Property Manager Team Leader, Property Brokers | 6.1 | 9.00am | 9.21am |
| Sam Rosenberg | Waikato Region Area Manager, Property Brokers | 6.1 | 9.00am | 9.21am |
| Frank Healy | Matamata Futures | 6.2 | 9.00am | 9.28am |
| Adrian Joe | Matamata Futures | 6.2 | 9.00am | 9.28am |

1 Whakatūwheratanga o te hui | Meeting Opening

Mayor Ash Tanner welcomed members, staff and the public and declared the meeting open at 9.00am.

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

Apology

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That the apology from Councillor Rewiti Vaimoso be accepted and leave of absence from the meeting be granted.

Resolution number CO/2026/00001

Moved by: Deputy Mayor J Sainsbury

Seconded by: Cr G Thompson

KUA MANA | CARRIED

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

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That the minutes of the meeting of the ordinary meeting of Matamata-Piako District Council held on Wednesday, 25 February 2026, be confirmed as a true and correct record of the meeting.

Resolution number CO/2026/00002

Moved by: Cr A McGiven
Seconded by: Cr S Whiting

KUA MANA | CARRIED

6 Take i puta mai | Public Forum

6.1 Public Forum - Management of Elderly Persons Housing and the changing legislation that may impact on Councils obligations

Representatives of Property Brokers, Sam Rosenberg and Vicki Black, in attendance regarding how the Elderly Pensioners Housing (EPH) are managed by Council, and the changing legislation that may impact Council's obligations.

They tabled two documents for consideration (attached).

In summary:

- In their view, Council would benefit from Property Broker's management of approx. 108 units, and that over a 5 year period bring the value of the market up to 10% threshold.
- They suggested that the five year plan would increase income and efficiency. They have estimated a difference of \$300,000 per year in lost rental revenue under current management.

Mayor Ash Tanner thanked Mr Rosenberg and Ms Black for their presentation, time and effort.

For the verbatim presentation and answers to the clarification questions please view the livestream.

ATTACHMENTS

- A Property Brokers - Property Management Proposal - 4 March 2026
- B Property Brokers - Partnerships with Central and Local Government - 4 March 2026

6.2 Public Forum - Matamata Futures, Thank you for support for Matamata Stadium

Representatives of Matamata Futures Trust, Frank Healy and Adrian Joe, in attendance to thank Council for partnering over a number of years to complete the Open Country Matamata Stadium project. The stadium recently celebrated its official opening on Saturday 21 February.

Mr Healy expressed his gratitude and advised the project would not have been able to progress without the support from Matamata-Piako District Council, Sport Waikato and the Ministry of Education. He went on to thank Council staff and indicated potential for future collaboration on another project.

Councillors, James Thomas and Sue Whiting acknowledged and congratulated the group for their achievement. Mayor Ash Tanner further thanked the group for their efforts.

For the verbatim discussion please view the livestream.

7 Pūrongo me whakatau | Decision Reports

7.1 Elected Members' Remuneration, Allowances and Expenses Policy

CM No.: 3137678

Te Kaupapa | Purpose

The purpose of this report is to consider and adopt Matamata-Piako District Council's Elected Members' Remuneration, Allowances and Expenses Policy.

Rāpopotonga Matua | Executive Summary

The Remuneration Authority set the rules and regulations for Elected Members' Remuneration, Allowances and Expenses and require Council's to have an Elected Members' Remuneration, Allowances and Expenses Policy. This must be available on Council's website.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

1. The information be received.
2. The Elected Members' Remuneration, Allowances and Expenses Policy (as attached to the agenda) be adopted.
3. Staff are authorised to make minor amendments, such as the inclusion of translations.

Resolution number CO/2026/00003

Moved by: Cr J Thomas
Seconded by: Cr A McGiven

KUA MANA | CARRIED

7.2 Approval of submission to RMA Reform-the Bills

CM No.: 3141765

Te Kaupapa | Purpose

The purpose of this report is to gain the Council's retrospective endorsement for the submissions on the Planning Bill and the Natural Environment Bill (the Bills) which were authored by the Council's RMA Policy Team.

Rāpopotonga Matua | Executive Summary

The Council's RMA Policy Team recently made submissions on the Bills and although much of this material has been workshopped with the Council, it has not yet formally endorsed it. The Bills propose to introduce a new system of separate management and regulation processes for the built and natural environments to replace the current Resource Management Act 1991 (RMA). Both Bills have a top-down, streamlining approach with increased Ministerial powers on a range of matters, reduced timeframes and consultation requirements, and an increased range of permitted activities. Many elements referred to in the Bills, such as the national policy direction, national standards, standardised zones, and specified permitted activities are signalled to be developed at a future time.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

1. Council retrospectively endorses the submissions on the Planning Bill and the Natural Environment Bill.

Resolution number CO/2026/00004

Moved by: Deputy Mayor J Sainsbury

Seconded by: Cr G Thompson

KUA MANA | CARRIED

7.3 Approval of draft Rates Remission and Postponement Policy for consultation

CM No.: 3144362

Te Kaupapa | Purpose

The purpose of this report is to approve the draft Rates Remission and Postponement Policy and associated Statement of Proposal for consultation.

Rāpopotonga Matua | Executive Summary

This report recommends that Council adopt the draft Remission and Postponement of Rates Policy and associated Statement of Proposal for community consultation.

The proposed changes to the policy include:

- One new remission for additional kerbside collection targeted rates for small stand-alone dwellings (granny flats).
- Making provision for rates penalties to be remitted at the discretion of delegated staff where exceptional, compassionate, or otherwise compelling circumstances exist, that the policy does not otherwise allow for.
- Increasing the threshold for very low value properties where it is more economical to write-off the rates generated rather than collect them.
- Addition of a purpose and scope section and minor update in preparation for transition to Waikato Waters Limited.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

1. The information be received
2. Council adopts the Statement of Proposal for the draft Rates Remission and Postponement Policy for consultation.
3. Council adopts the draft Rates Remission and Postponement Policy for consultation.
4. Council authorise staff to make any minor amendments needed to the draft Rates Remission and Postponement Policy and Statement of Proposal prior to consultation.

Resolution number CO/2026/00005

Moved by: Deputy Mayor J Sainsbury

Seconded by: Cr B Dewhurst

KUA MANA | CARRIED

ATTACHMENTS

- A REVISED Proposed Draft Rates Remission and Postponement Policy 4 March 2026

7.4 Reform Submissions for Council Approval

CM No.: 3145001

Te Kaupapa | Purpose

The purpose of this report is to provide Council the final submissions on the various proposed central government reforms that have been submitted.

Rāpopotonga Matua | Executive Summary

Several central government reforms are underway, and Council has prepared submissions on relevant proposals. These submissions were developed through Council workshops held on 4 and 11 February 2026, and submitted to the Department of Internal Affairs (DIA), by their respective deadlines. Council approval is required in accordance with the Submissions to External Organisations Policy.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

1. The information be received.
2. Retrospective approval is given to the following Council submissions:
 - a) Simplifying Local Government submission
 - b) Going for Growth – Development Levies System submission
 - c) Rates Target Model submission

Resolution number CO/2026/00006

Moved by: Cr B Dewhurst

Seconded by: Cr D Horne

KUA MANA | CARRIED

7.5 Draft Fees and Charges 26/27 - Adoption for Consultation

CM No.: 3145238

Te Kaupapa | Purpose

The purpose of this report is to present the Draft Fees and Charges 2026/27 and Statement of Proposal to Council for adoption for public consultation.

Rāpopotonga Matua | Executive Summary

Council reviews its Fees and Charges annually, and consults on any proposed changes with the community as part of the Annual Plan or Long Term Plan process.

The Draft Fees and Charges 2026/27 has been developed with relevant staff, workshopped and further developed with Council, and is now presented, along with the Statement of Proposal to Council for approval for public consultation.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

1. The information be received.
2. Council approve the Draft Fees and Charges 2026/27 and Statement of Proposal for public consultation.
3. Council authorise staff to make any minor amendments, needed for accuracy or clarity, prior to consultation.

Resolution number CO/2026/00007

Moved by: Cr S Whiting

Seconded by: Cr A McGiven

KUA MANA | CARRIED

8 Take Matatapu | Public Excluded

9.55am The public were excluded.

Resolutions in relation to the confidential items are recorded in the confidential section of these minutes and are not public available.

9 Mōtini hei aukati i te iwi whānui | Procedural motion to exclude the public WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

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 Council Delegations - Legal Review

| 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 |
|---|---|---|
| Legal Privilege. | s7(2)(g) - The withholding of the information is necessary to maintain legal professional privilege. A legal review of the content has been undertaken.. | s48(1)(a) 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. |

The text of these resolutions is made available to the public who are present at the meeting and form part of the minutes of the meeting.

Resolution number CO/2026/00008

Moved by: Cr J Thomas

Seconded by: Cr G Bonnar

KUA MANA | CARRIED

10 Mōtini hei aukati i te iwi whānui | Procedural motion to include the public WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

10.03 That the public be included.

Resolution number CO/2026/00009

Moved by: Cr J Thomas

Seconded by: Deputy Mayor J Sainsbury

KUA MANA | CARRIED

10.03 am

The Chairperson thanked Members for their attendance and attention to business and declared the meeting closed.

CONFIRMED AS A TRUE AND CORRECT RECORD
OF THE MEETING OF KAUNIHERA | COUNCIL
HELD ON 4 MARCH 2026.

KO TE RĀ | DATE:

TIAMANA | CHAIRPERSON:
Mayor Ash Tanner