

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 22 April 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

Waea | Phone: 07-884-0060
Wāhitau | Address: PO Box 266, Te Aroha 3342
Īmēra | Email: governance@mpdc.govt.nz
Kāinga Ipuranga | Website: www.mpdc.govt.nz

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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

At the close of the agenda no apologies had 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 25 March 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 Council's Vision, Community Outcomes and Priority Focus Areas

CM No.: 3158550

Te Kaupapa | Purpose

The purpose of this report is to enable Council to approve its Vision, Community Outcomes and Priority Focus Areas following community engagement.

Rāpopotonga Matua | Executive Summary

Council have been through a robust process including community engagement to identify, check and finalise its Vision, Community Outcomes and Priority Focus Areas as an important first step in Council's Long Term Plan process.

The Vision, Community Outcomes and Priority Focus Areas are circulated separately.

Tūtohunga | Recommendation

That:

1. Council approve its Vision, Community Outcomes and Priority Focus Areas.

Horopaki | Background

October 2025 – Following Local Government Elections, new and returning Elected Members had multiple opportunities to consider and discuss the Vision and Community Outcomes and the process to work through this including community engagement.

November/December 2025 – As part of the Elected Member induction programme Elected Members met a variety of community groups and discussed initiatives they were involved in and heard from them what they see as important within their community.

February 2026 – staff presented summary information of what our community told us over the last few years across a number of engagements as well as what Elected Members told us over the last few months. Staff used this information to develop drop in sessions for the community to attend in person or online.

February/March 2026 - We held three community drop in sessions:

- Te Aroha, Thursday 26 February 4-7pm
- Matamata, Thursday 5 March 4-7pm
- Morrinsville, Thursday 12 March 4-7pm

There was an online survey available for those unable to attend in person.

March/April 2026 - All information from these sessions and the survey was collated and presented to Elected Members in workshops to discuss and finalise.

Ngā Take/Kōrerorero | Issues/Discussion

On 8 April 2026 Elected Members gave specific feedback on wording of the draft Vision, Community Outcomes and Priority Focus Areas and requested staff bring these back as a formal report for consideration and approval.

Ngā Whiringa | Options

Option 1: Council approve its Vision, Community Outcomes and Priority Focus Areas.

OR

Option 2: Council approve its Vision, Community Outcomes and Priority Focus Areas with amendments.

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





The Local Government Act 2002 states that one of the purposes of Council's Long Term Plan is to describe the Community Outcomes for the district.

Ngā Pāpāhonga me ngā Whakawhitiwhitinga | Communications and engagement

Once finalised, staff will communicate the Vision, Community Outcomes and Priority Focus Areas to the wider community.

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

This report is considering the creation of a new Vision, Community Outcomes and Priority Focus Areas for the Long Term Plan 2027-37.

Ngā Tāpiritanga | Attachments

There are no attachments for this report.

Ngā waitohu | Signatories

Author(s)	Sandra Harris Pou Kaupapahere, Rāngai Mahitahi me te Kāwana Policy, Partnerships and Governance Manager	
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Approved by	Kelly Reith Hautū Rangatōpū, Tāngata me ngā Hononga Group Manager Corporate, People & Relationships	
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7 Pūrongo me whakatau | Decision Reports

7.2 Reclassification of Haig Road Reserve

CM No.: 3156869

Te Kaupapa | Purpose

The purpose of this report is to consider notifying the proposal to reclassify Haig Road Reserve, a Recreation Reserve, as a Local Purpose Reserve.

The proposal would require reclassification of part of the Reserve to a Local Purpose Reserve (Road) in order to provide for a future link road from Firth Street as provided for in the Eldonwood South Structure Plan, and to reclassify the remainder of the Reserve as a Local Purpose Reserve (Stormwater and Recreation) in order to provide for the dual purposes of the Reserve for stormwater retention and passive recreation.

Rāpopotonga Matua | Executive Summary

Haig Road Reserve is currently classified as a Recreation Reserve and is an undeveloped reserve used mainly for grazing purposes. Part of the Reserve, along with adjacent areas of Local Purpose Reserve (Road), has been identified as a future road in the Eldonwood South Structure Plan.

The remainder of the Reserve has been identified as a suitable site for stormwater infrastructure to accommodate planned residential development in Eldonwood South, and to address existing stormwater issues on Haig Road. The proposal would require modification to the Reserve to create a stormwater basin and other stormwater soakage devices. Once constructed, it is intended that the Reserve would serve a dual purpose of accommodating stormwater and providing an area for passive recreation. To provide for this dual purpose, reclassification of the remainder of the Reserve to a Local Purpose Reserve (Stormwater and Recreation) is required.

Before deciding on the proposed reclassification, Council must consult with the Commissioner and give public notice about the proposal.

This is only an initial decision to start the formal process; Council is not being asked to approve the reclassification at this time.

Tūtohunga | Recommendation

That:

1. The report is received;
2. Council agrees to consult the “Commissioner” (as defined under the Reserves Act 1977)^[1] about the proposal to reclassify Haig Road Reserve, a Recreation Reserve, to a Local Purpose Reserve with the following purposes:
 - i. For that part of the Reserve shaded yellow in the plan attached as Attachment A of the report- “road purposes”.
 - ii. For that part of the Reserve shaded grey in the plan attached as Attachment A of the report – “stormwater and recreation purposes”;
3. Council authorises Brookefields Lawyers to consult with the Commissioner on behalf of the Council;
4. Council agrees to publicly notify the proposal to reclassify Haig Road Reserve to Local Purpose Reserve in accordance with the following purposes:
 - i. For that part of the Reserve shaded yellow in the plan attached as Attachment A of the report- “road purposes”.
 - ii. For that part of the Reserve shaded grey in the plan attached as Attachment A of the report – “stormwater and recreation purposes”;
5. Council authorises officers to publicly notify the proposal.

Horopaki | Background

This report has been prepared by Brookfields Lawyers on behalf of Council Staff.

The Eldonwood South Structure Plan was introduced into the Matamata-Piako District Plan via Plan Change 47. The Structure Plan identified a future road corridor from the west side of Firth Street via existing Local Purpose Reserve (Road) and part of the south end of Haig Road Reserve, currently classified as a Recreation Reserve. In order to facilitate the future dedication and formation of this indicative road, the portion of the Recreation Reserve over which the road is intended to go must first be reclassified as a Local Purpose Reserve (Road). A plan of the proposed road, including a small portion of Haig Road Reserve, shaded in yellow, is shown on the plans attached as Appendix A to this report.

As part of residential development occurring within the Eldonwood South Structure Plan area, provision is required for a stormwater storage and soakage area toward the south end of the Structure Plan area. There are also historic stormwater run-off issues on Haig Road that would benefit from a stormwater solution.

Council officers consider that Haig Road Reserve would be a suitable location for this stormwater infrastructure. The Reserve, which is located at 7 Haig Road, is currently undeveloped and is being used for low intensity stock grazing.

The proposed stormwater solution involves the lowering of the central part of the Reserve by approximately 3 metres, with water quality treatment swales on the planted bank on the west side

of the Reserve, with rock filled stormwater storage and soakage trenches below the Reserve base. The stormwater device would be designed to capture anticipated flows from a 1 in 10 year event below the base of the Reserve, but with an allowance for some short-term storage within the basin of the Reserve for events beyond a 1 in 10 year event. Plans of the proposed stormwater solution are provided in Appendix A of the report.

Once constructed, the Reserve would still be able to serve a passive recreation purpose, with the possibility of future development to allow local / neighbourhood playground facilities. Given the proposed dual purpose of the Reserve, it is proposed that the Reserve be reclassified from a Recreation Reserve to a Local Purpose Reserve (Stormwater and Recreation).

Ngā Take/Kōrerorero | Issues/Discussion

Overview of the Site

Haig Road Reserve is located at 7 Haig Road and is legally described as Lot 29 DP 14138. It became classified as a Recreation Reserve under the Reserves Act 1977 by way of a gazette notice in 1982.¹

The Reserve consists of approximately 5,382 m² of flat grassed land, with no buildings.

The Council is the owner and administering body of the Reserve.

Reserve Act Classifications

All land administered as a Reserve under the Reserves Act 1977 is assigned a classification that determines the primary purpose of the Reserve, in order to ensure the appropriate control, management and development, use and preservation of the Reserve.

A “Recreation Reserve” is an area of land possessing open space and outdoor recreational values. This includes providing areas for:²

- Recreation and sporting activities;
- The physical welfare and enjoyment of the public; and
- The protection of the natural environment and beauty of the countryside.

The primary objectives for the management of a Recreation Reserve are to allow the public freedom of entry and access, subject to such conditions as are necessary for the protection and control of the public using it, and to conserve the reserve values. The Reserve Act’s provisions relating to the use of Recreation Reserves confine that use to recreation-related activities and are relatively prescriptive, preventing construction of a road over the land.

A “Local Purpose” Reserve is an area of land suitable for a special local, educational or community purpose.³ The objectives for the management of a Local Purpose Reserve are determined by the specified purpose, and allow for a broad range of powers, provided they are necessary or desirable for the management, administration, control and use of the Reserve for its classified purpose.⁴

Reclassification

Under Section 24 of the Reserves Act 1977, a territorial authority, by notice in the Gazette, can reclassify a Reserve.

¹ Gazette 1982, p.4330.

² Section 17(1) of the Reserves Act 1977.

³ See section 23 of the Reserves Act 1977.

⁴ Section 61 of the Reserves Act 1977.

Roading is a permitted purpose for a Local Purpose Reserve. To provide for the indicative link road from Firth Street, a portion of the Recreation Reserve, as shown in yellow on the plan in Appendix A of this report, must first be reclassified as a Local Purpose Reserve (Road).

Section 111 of the Reserves Act provides for a process whereby a Local Purpose Reserve (Road) can be dedicated as legal road without first having to revoke the reserve status of the land. As such, reclassifying that part of the Reserve as a Local Purpose Reserve (Road) would facilitate the subsequent dedication of the land as road, when Council is ready to do so.

The remainder of the Reserve, shaded in grey on the plan in Appendix A of this report, is proposed to be reclassified as a Local Purpose Reserve (Stormwater and Recreation). While it is proposed that the Reserve will retain a passive recreation purpose, a large portion of the site will require development to fulfil a stormwater function. Local Purpose Reserves can have more than one specified purpose,¹⁶ as is proposed for this part of the Reserve. While it is also possible for a Recreation Reserve to have ancillary stormwater functions, given the modifications required to large parts of the Reserve to provide for stormwater, a reclassification to a Local Purpose Reserve (Stormwater and Recreation) would more accurately reflect the proposed dual purposes of the Reserve. Further, the provisions relating to Local Purpose Reserves are broader and better able to authorise construction of the stormwater infrastructure than the powers applying to Recreation Reserves under sections 53 and 54 of the Reserves Act 1977.

Mōrearea | Risk

Some key risks to consider when developing options.

- **Legal / process risk:** Risk of challenge, delay, or need to re-notify if the Reserves Act consultation/public notification steps are not followed precisely (including handling objections and any hearing requirements).
- **Objections / reputational risk:** Public and stakeholder objection to perceived “loss of reserve” or change in recreation values, which could impact Council’s reputation and extend timeframes.
- **Timing / programme risk:** Objections and/or hearing requirements may delay reclassification and, in turn, delay delivery of the Eldonwood South roading corridor and stormwater solution.

Ngā Whiringa | Options

Option One – Status Quo	
Description of option	
Council declines to consult with the Commissioner regarding the proposal and to publicly notify the proposal to reclassify the Reserve from a Recreation Reserve to Local Purpose Reserves.	
Advantages	Disadvantages
The Reserve can continue to be used for its current recreation purpose.	Would not enable the indicative link road in the Eldonwood South Structure Plan to be dedicated as legal road.
	Would not ensure that stormwater

	infrastructure suitable to provide for planned residential development and to address existing stormwater issues on Haig Road is able to be adequately provided for within the existing Reserve.
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Option Two – Consult with Commissioner and Publicly notify reclassification proposal	
Description of option	
Council agrees to consult with the Commissioner regarding the proposal to reclassify Haig Road Reserve from a Recreation Reserve to a Local Purpose Reserve and to publicly notify the proposal.	
Advantages	Disadvantages
Enables further consideration of the proposal, through consultation of the Commissioner and public notification.	The public will be temporarily prevented from accessing parts of the Reserve while stormwater infrastructure is being constructed.
Complies with legal requirements for reclassification of a Reserve and ensures the Reserve’s classification is in accordance with the intended purpose of the Reserve.	
Reclassification would enable the provision of the indicative link road in accordance with the Eldonwood South Structure Plan.	
Reclassification ensures suitable provision for stormwater infrastructure to provide for planned residential development and to address existing historic stormwater issues on Haig Road.	

Recommended option

It is recommended that the Council authorises consultation with the Commissioner and subsequent public notification of the proposal to reclassify the Reserve.

The proposed reclassification aligns with the Eldonwood South Structure Plan and provides a stormwater solution to existing and future stormwater flows. Further consultation and consideration of the proposal is both legally required and will enable consideration of any additional issues.

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

Reserves Act:

Council may, pursuant to its delegation from the Minister of Conservation, change the classification of all or part of the Reserve by publishing a notice in the Gazette under section 24(1) of the Reserves Act 1977.

However, before it can reclassify the purpose of a Reserve, it must first:

1. Notify the Commissioner in writing of the proposal to reclassify the Reserve under Section 24(1)(b) of the Reserves Act 1977.

2. Publicly notify the proposed reclassification pursuant to Sections 24(2)(b) and 119 of the Reserves Act 1977. Section 119(1)(b) requires publication of the notice once in a newspaper circulating in the area where the Reserve is located, and elsewhere as the administering body decides.
3. Allow one month from the date of public notification for any objections to be made (Section 24(2)(c)).
4. Hold a hearing if any objector requests to be heard (Section 24(2)(c) and 120 of the Reserves Act) and in any event, consider any objections received and make a decision on the proposed reclassification (pursuant to the ministerial delegation of the decision-making power in Section 24(2)(e)).

Section 111 of the Reserves Act 1977 provides that any land held as Local Purpose (Road) Reserve can be dedicated as road by resolution of the local authority and by lodging the resolution with the Registrar-General of Land.

Parks and Open Spaces Strategy:

Haig Road Reserve is identified at 12.2.1.1 of the Parks and Open Spaces Strategy 2021 as being in the community park management category. The Strategy identifies the reserve as a possible location for a future playground.^[7] The proposed reclassification of the Reserve would retain a recreation purpose, and the proposed stormwater function of the Reserve is not incompatible with future construction of a playground on the reserve. The proposed reclassification is not inconsistent with this strategy.

Resource Management Act

The Reserve is located within the residential zone of the Operative Matamata-Piako District Plan and has a Reserve overlay. It is also located within the Eldonwood South Structure Plan area.

The southern part of the Reserve is identified as part of a planned road corridor, and therefore the proposed reclassification of this part of Reserve as Local Purpose (Road) is consistent with the District Plan.

Any activities on the Reserve would require resource consent as a discretionary activity.

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	This is a preliminary decision. If the Council decides to proceed with the reclassification proposal, the proposal will be publicly notified pursuant to Sections 24 and 119 of the Reserves Act 1977.
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 <i>low</i> level of significance.
Section 82 – this sets out principles of consultation.	Public consultation will occur in accordance with the requirements of the Reserves Act 1977.

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

Prior to public notification, the Council must first consult with the Commissioner. It is proposed that Brookfields Lawyers, who has assisted with preparing this report, be authorised to consult with the Commissioner on behalf of the Council. This involves preparing documentation confirming the status of the Reserve, its purpose and the proposed reclassification.

Following consultation with the Commissioner, the proposal must be publicly notified in a newspaper circulating in an area where the Reserve is located. In this case it is proposed to publish a notice in The Scene and in the Waikato Times.

While not a legal requirement, it is also proposed to place a copy of the notice on the Council website.

Timeframes





Key Task	Dates
Consult with the Commissioner	April 2026
Public notification	May 2026
Hearing (if required)	June / July 2026
Deliberation and decision	August 2026
Gazetting on reclassification (if approved by Council)	August / September 2026

Ngā take ā-lhinga | Consent issues

No issues arise with landowner consent at this stage, given that the decision-making relates to preliminary steps of consulting the Commissioner and notifying the public.

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

The community outcomes relevant to this report are as follows:

- A place with people at its heart:
 - “be the connector between community, iwi, NGOs and Government Agencies
- A place to thrive
 - “seek opportunities to realise Matamata- Piako’s economic potential”.
- A place that embraces our environment
 - create and maintain green and natural and open spaces
 - “demonstrate and advocate for climate friendly and community resilient initiatives”

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

The cost of public notification and the reclassification process can be funded from operational budgets.

Council officers will also explore opportunities to recover a portion of costs associated with the utilisation of the stormwater basin to service the adjoining subdivision (for example, through relevant developer agreements and/or cost recovery mechanisms). This potential cost recovery relates to the subdivision-related stormwater capacity only and does not apply to the Haig Road stormwater issues component.

Provision for funding the future link road has been included in both the long-term plan and our development contribution policy. The associated costs will be allocated accordingly to these sources.

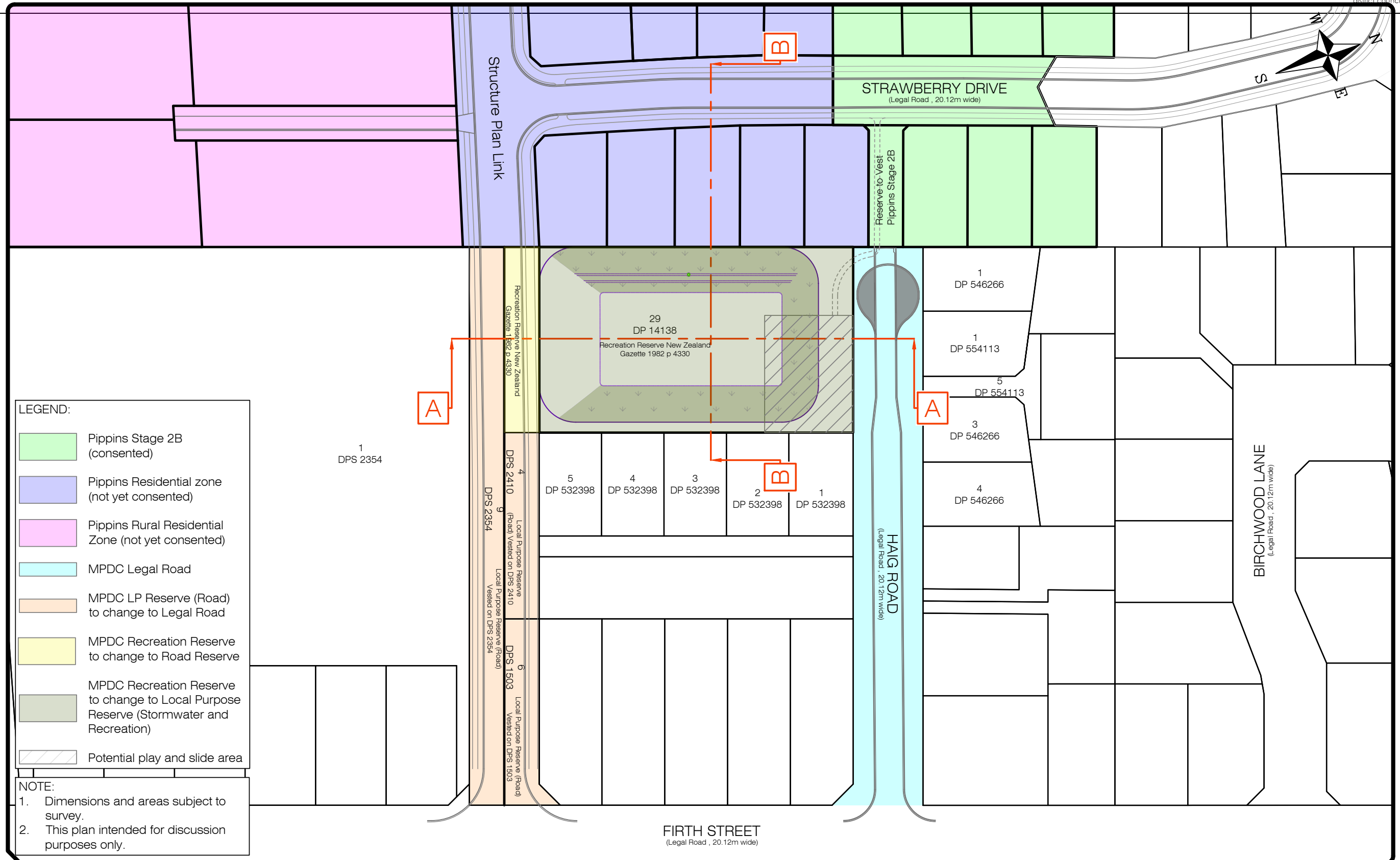
Ngā Tāpiritanga | Attachments

[A↓](#). Attachment A- Scheme Plan



Ngā waitohu | Signatories

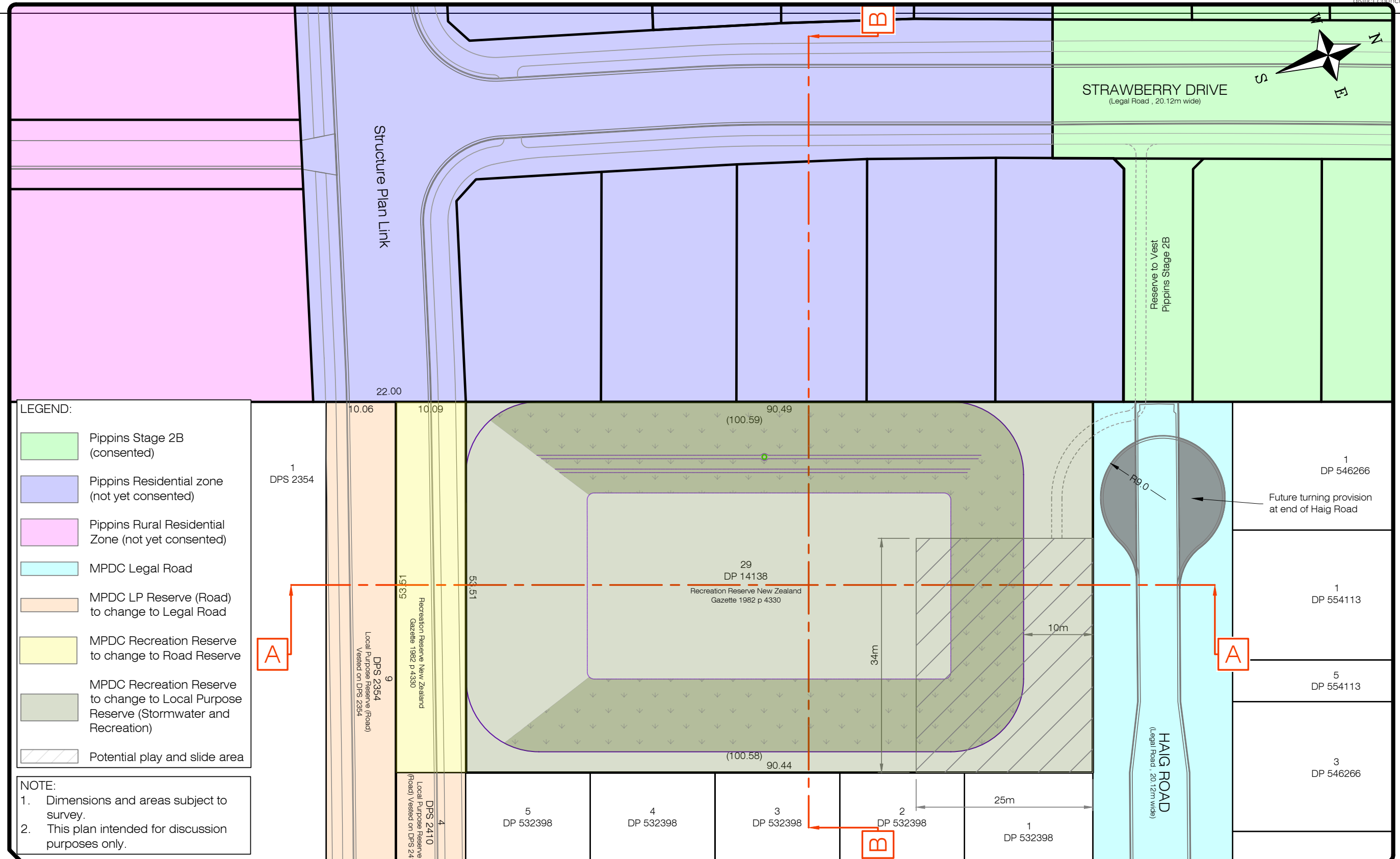
Author(s)	Arshia Tayal Kaitohu Paparēhia me ngā Taiwhanga Parks & Facilities Advisor	
	Mark Naudé Kaiārahi Mahere Paparēhia me ngā Taiwhanga Parks & Facilities Planning Team Leader	
Approved by	Susanne Kampshof Pou Rawa me ngā Kaupapa Assets and Projects Manager	
	Fiona Vessey Hautū Hanganga Rawa me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



MPDC ROAD AND RESERVE LEGALISATION AREAS
LOT 29 DP 14138, LOT 4 DPS 2410, LOT 6 DPS 1503 AND LOT 9 DPS 2354

CLIENT: MPDC		
HAIG ROAD - MATAMATA		
DATE: Jan 2026	REF: 3069	SCALE: @A3:1:1000
DRAWING BY: S Goundar	DRAWING NUMBER: 3069 - res01a	REV: A

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LEGEND:

- Pippins Stage 2B (consented)
- Pippins Residential zone (not yet consented)
- Pippins Rural Residential Zone (not yet consented)
- MPDC Legal Road
- MPDC LP Reserve (Road) to change to Legal Road
- MPDC Recreation Reserve to change to Road Reserve
- MPDC Recreation Reserve to change to Local Purpose Reserve (Stormwater and Recreation)
- Potential play and slide area

NOTE:

1. Dimensions and areas subject to survey.
2. This plan intended for discussion purposes only.



MPDC ROAD AND RESERVE LEGALISATION AREAS

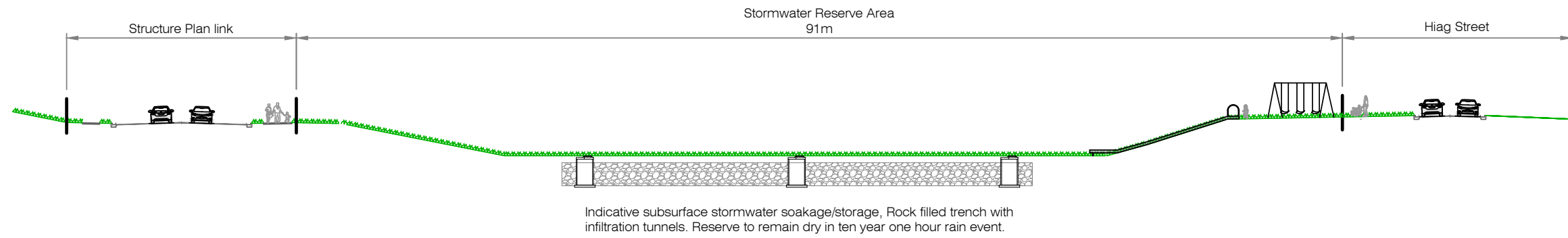
LOT 29 DP 14138, LOT 4 DPS 2410, LOT 6 DPS 1503 AND LOT 9 DPS 2352

CLIENT: MPDC
HAIG ROAD - MATAMATA

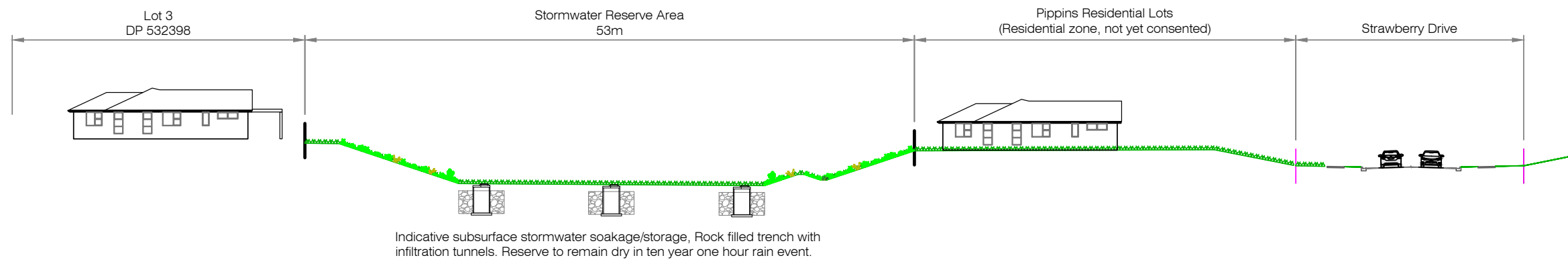
DATE: Jan 2026 REF: 3069 SCALE: @A3 1:500

DRAWING BY: S Goundar DRAWING NUMBER: 3069 - res01b REV: A

Attachment A Item 7.2



SECTION A-A



SECTION B-B

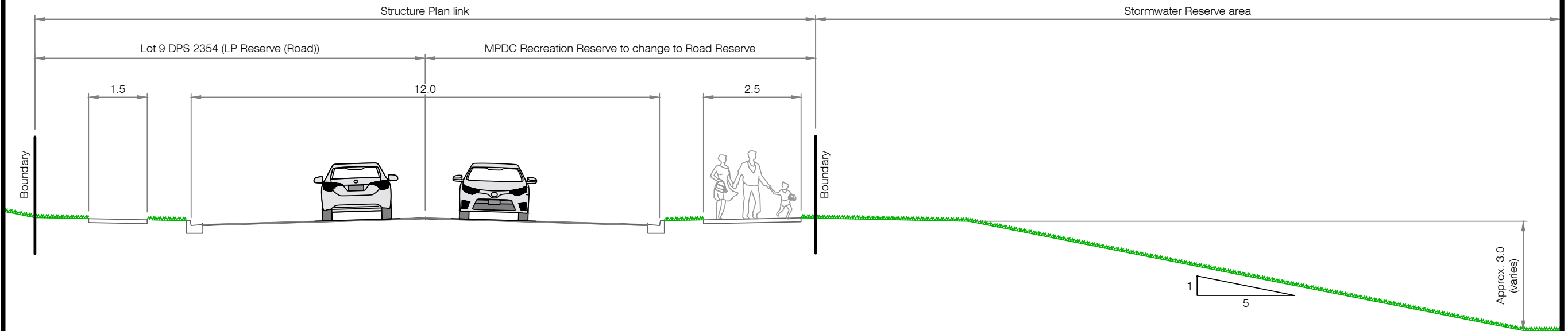
NOTE:
1. Dimensions and areas subject to survey.
2. This plan intended for discussion purposes only.



MPDC LOT 29 DP 14138
RECREATION RESERVE LEGALISATION

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CLIENT: MPDC		
HAIG ROAD - MATAMATA		
DATE: Feb 2026	REF: 3069	SCALE: @A3 1:400
DRAWING BY: S Goundar	DRAWING NUMBER: 3069 - res02	REV: (A)



ENLARGED DETAIL THROUGH SECTION A-A

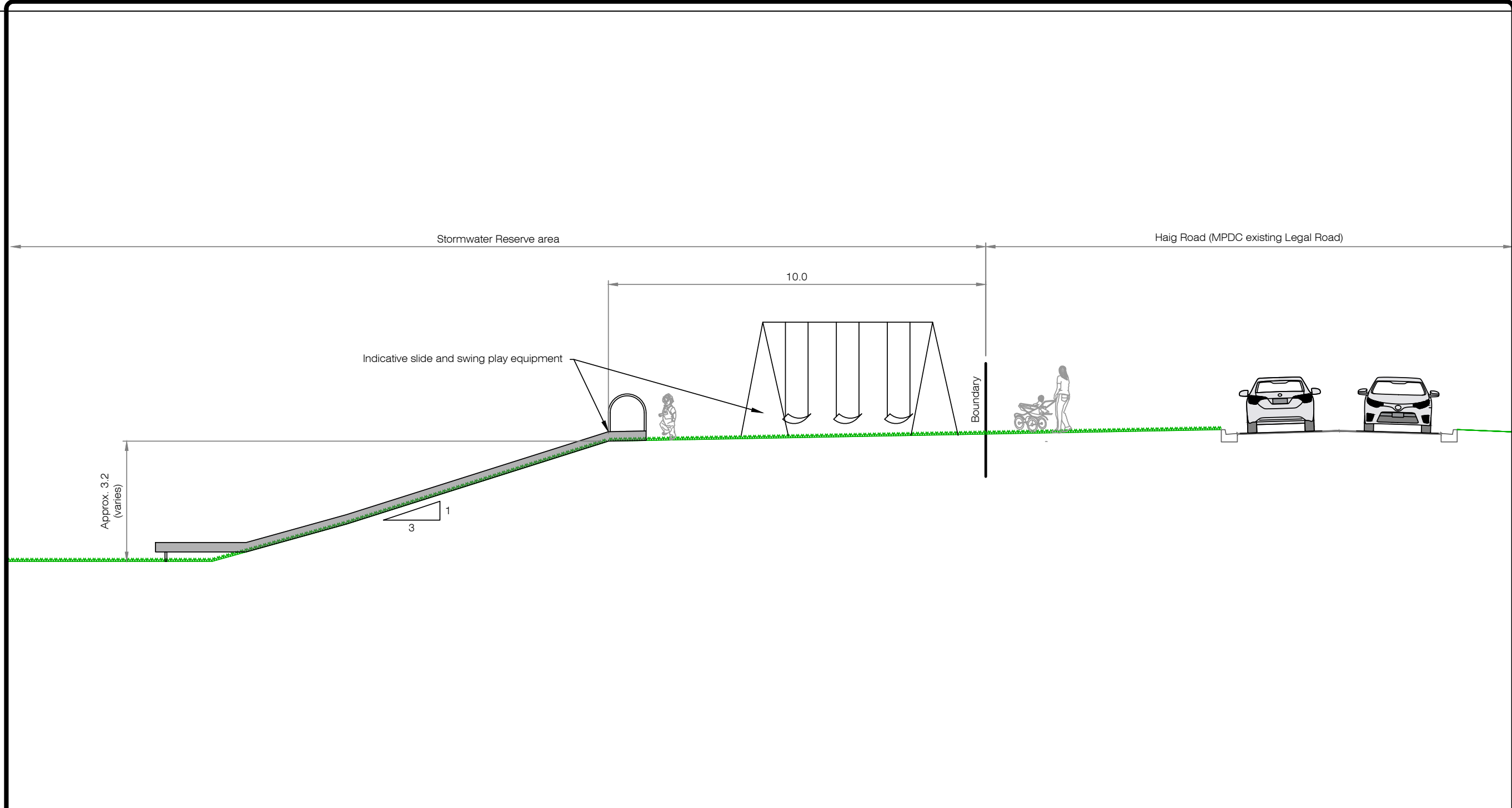
NOTE:
1. Dimensions and areas subject to survey.
2. This plan intended for discussion purposes only.



MPDC LOT 29 DP 14138
RECREATION RESERVE LEGALISATION

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CLIENT: MPDC		
HAIG ROAD - MATAMATA		
DATE: Feb 2026	REF: 3069	SCALE: @A3 1:100
DRAWING BY: S Goundar	DRAWING NUMBER: 3069 - res02	REV: A



ENLARGED DETAIL THROUGH SECTION A-A

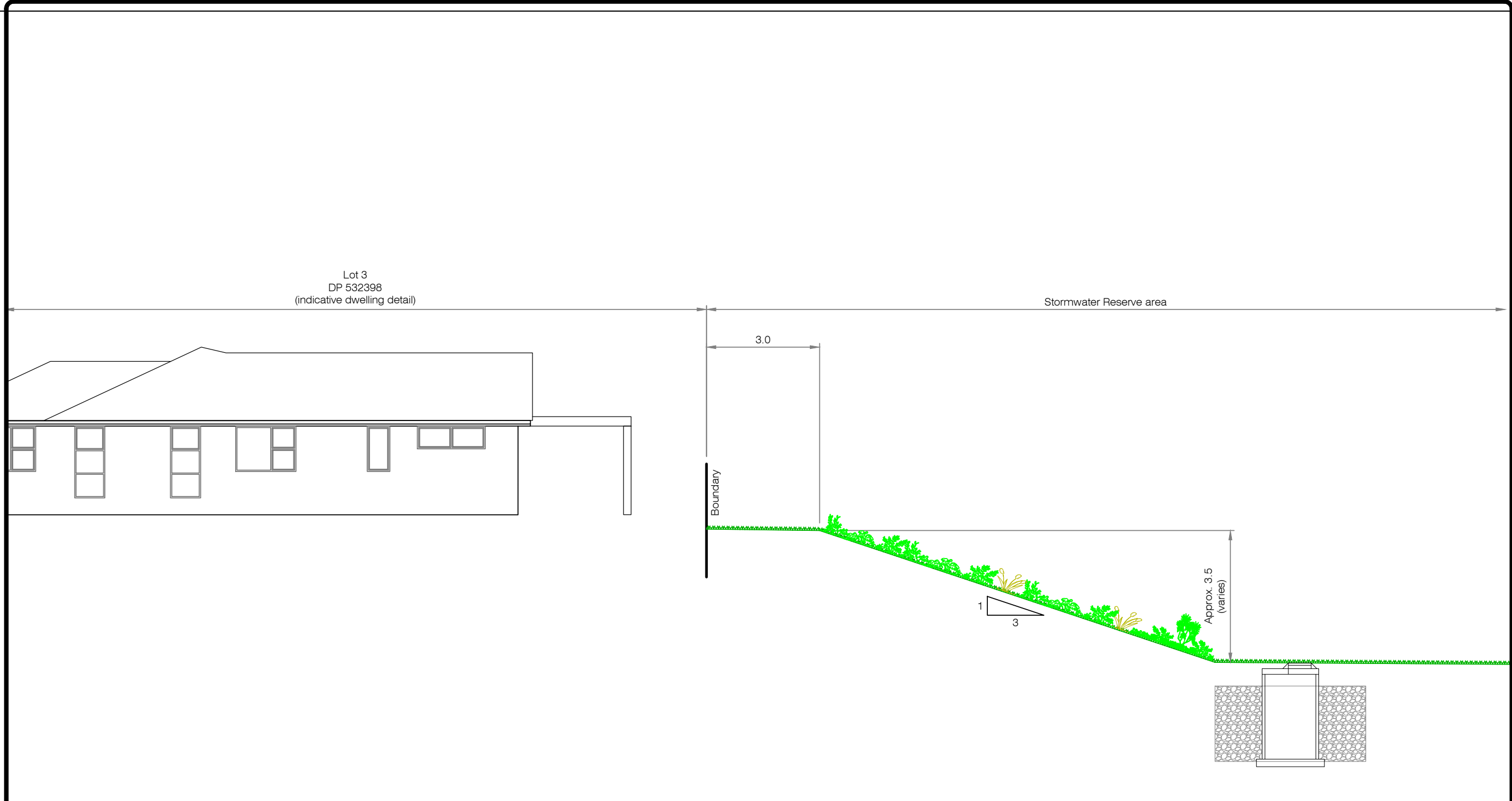
NOTE:
1. Dimensions and areas subject to survey.
2. This plan intended for discussion purposes only.



MPDC LOT 29 DP 14138
RECREATION RESERVE LEGALISATION

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CLIENT: MPDC		
HAIG ROAD - MATAMATA		
DATE: Feb 2026	REF: 3069	SCALE: @A3 1:100
DRAWING BY: S Goundar	DRAWING NUMBER: 3069 - res02	REV: (A)



ENLARGED DETAIL THROUGH SECTION B-B

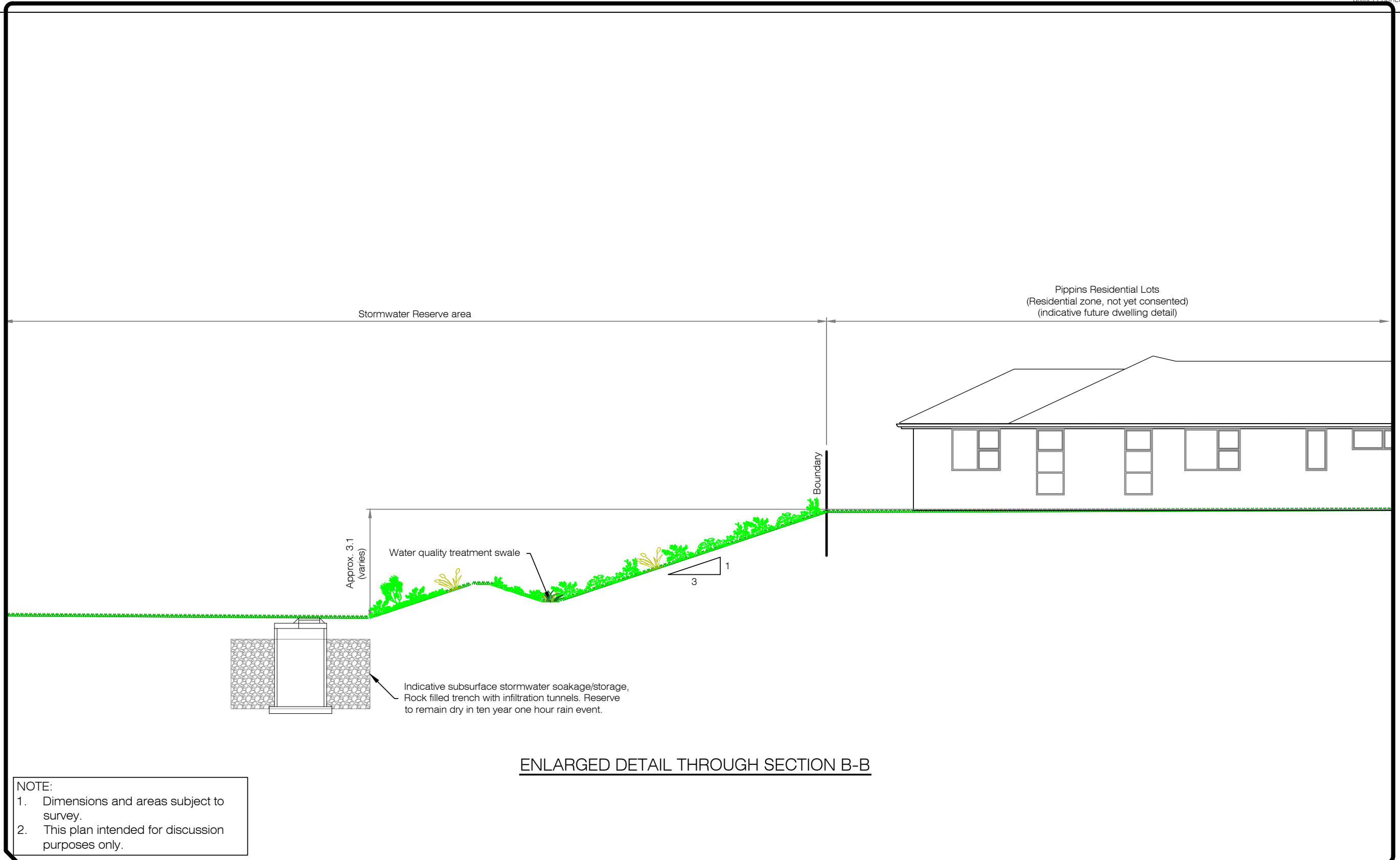
NOTE:
1. Dimensions and areas subject to survey.
2. This plan intended for discussion purposes only.



MPDC LOT 29 DP 14138
RECREATION RESERVE LEGALISATION

I:\Drawings\19over3060\3069 Bennett Homes Ltd\MPDC Reserve Legalisation\3069 - res01 RevA.dwg

CLIENT: MPDC		
HAIG ROAD - MATAMATA		
DATE: Feb 2026	REF: 3069	SCALE: @A3 1:100
DRAWING BY: S Goundar	DRAWING NUMBER: 3069 - res05	REV: (A)



NOTE:
1. Dimensions and areas subject to survey.
2. This plan intended for discussion purposes only.



**MPDC LOT 29 DP 14138
RECREATION RESERVE LEGALISATION**

CLIENT: MPDC		
HAIG ROAD - MATAMATA		
DATE: Feb 2026	REF: 3069	SCALE: @A3 1:100
DRAWING BY: S Goundar	DRAWING NUMBER: 3069 - res06	REV: (A)

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7 Pūrongo me whakatau | Decision Reports

7.3 Waitoa Water - approval for consultation

CM No.: 3155547

Te Kaupapa | Purpose

The purpose of this report is for Council to approve the draft change proposal to connect Waitoa Village to the Council water supply for community consultation.

Rāpopotonga Matua | Executive Summary

Council has previously agreed, in principle, with all the recommendations provided by the Waitoa Community Panel. The main recommendation was that Waitoa is connected to the Council water supply. Following this decision, Council is required to consult with the wider district. A change proposal has been drafted in line with the Local Government (Water Services) Act 2025 sections 27 to 33, and staff are seeking approval for consultation from 30 April 2026 to 21 May 2026.

The intention is for Council to consult with the wider district prior to the transition of its water and wastewater services to Waikato Waters Ltd from 1 October 2026. Due to the transition, the timeline, funding and management of this project will be subject to Waikato Waters Ltd decision-making, however Council intends to support this project as a shareholder in the Waikato Waters Ltd.

The draft change proposal is attached for Council consideration and approval.

Tūtohunga | Recommendation

That:

1. Council:
 - a) Approve the draft change proposal to connect Waitoa to the Council water supply.
 - OR
 - b) Approve the draft change proposal to connect Waitoa to the Council water supply with amendments [*to be specified*].
2. Council approve the draft change proposal for consultation from 30 April 2026 to 21 May 2026.
3. Staff be authorised to make any minor amendments to the change proposal prior to consultation.

Horopaki | Background

The Waitoa community has faced uncertainty about its water supply since Fonterra confirmed it would no longer provide water under the Water Services Act 2021. Council has worked closely with the Waitoa community, Fonterra, and Waikato Waters Ltd to find a suitable long-term solution and meet legal requirements under the (since repealed) section 127 of the Local Government Act 2002 (LGA).

The complexity of this issue was heightened by the varying water supply arrangements among approximately 130 properties. Some are completely reliant on Fonterra, others use tanks with Fonterra trickle-feed top-ups, and some have their own bores. A number of those on self-supply are satisfied with their current arrangements, while others would like to connect to Council supply. Fonterra does not have details of who is on their water supply.

If Council supply proceeds, every property owner within the defined supply area will contribute to the installation cost of Council supply (i.e. to get the water to run past their gate) —even if they currently have self-supply systems. Those who want to use the Council supply will also each need to pay to connect to the system (i.e. to get the water from the gate to their house).

The Waitoa Community Panel was established in mid-2025 and, alongside Council staff, Fonterra, water experts, and Waikato Waters Ltd, to thoroughly investigate two options:

- **Self Supply** – high autonomy, but requires significant upfront investment, ongoing maintenance, space for tanks, and the ability to meet current requirements for tank and bore placement. Reliability depends on rainfall; firefighting capacity is limited.
- **Council Supply** – managed by Waikato Waters Ltd, provides consistent safety and compliance, firefighting capacity, and supports future growth.

The Waitoa Community Panel formally recommended to Council that Waitoa properties should be connected to the Council water supply in its report, along with sub-recommendations.

Council agreed in principle to all the Panel’s recommendations at its [17 December 2025](#) meeting, and the recommendations would be **subject to formal consultation with the wider district prior to making a final decision.**

Connecting to Council supply

Council is consulting with the wider district to connect approximately 130 Waitoa properties to the Te Aroha Council water supply.

Based on Council estimates, **the project is expected to cost \$8.2 million.** Council has previously agreed in principle that **Waitoa property owners are liable for 15%** of the project cost and **Council is liable for the remaining 85%.**

This means that **each Waitoa property owner, based on estimates, would pay between \$2,091 and \$4,207 over three to seven years** (or a lump sum) and **property owners in the wider district who pay targeted water rates would pay an additional \$34 to \$36 per year over three to seven years** from 2027.

Waikato Waters Ltd

From 1 October 2026, Matamata-Piako Council’s water and wastewater services will be transferred to Waikato Waters Ltd. Council will not be responsible for managing this project, including financially (note Council are a shareholder). Waitoa water has been included as a significant assumption in the Water Services Delivery Plan that has been agreed to by the Department of Internal Affairs.

The actual cost, timing, and rating of this project is subject to Waikato Waters Ltd decisions. However, as a shareholder, Matamata-Piako District Council intends to support this project and consult with the wider community prior to the transition.

Ngā Take/Kōrerorero | Issues/Discussion

Change proposal

A change proposal is different from a Statement of Proposal under the LGA and is set under the LGWSA. The LGWSA does not require Council to follow Special Consultative Procedure under the LGA but does require Council to maintain consultation principles set under sections 81 and 82 of the LGA.

The draft change proposal is attached for Council consideration and approval.

Staff have determined that a change proposal is required under section 28(1(c)) of the LGWSA 2025. Under this section, sections 31 and 32 of the LGWSA applies to the consultation. Staff intend to make the information as set in LGWSA section 32 publicly available.

Council's proposal is for approximately 130 properties in Waitoa village to be connected to the Te Aroha water supply and is seeking community feedback on the proposal.

The change proposal has been developed in accordance with legislation and sets out:

- The current approach: Fonterra supplying water to Waitoa
- The change proposal: Waitoa is connected to the Council water supply
- An alternative option that was considered: Waitoa properties are connected to self-supply.

The change proposal also outlines the implications and the potential impact on rates and debt for both Matamata-Piako District Council, Matamata-Piako and Waitoa ratepayers, and Waikato Waters Ltd where appropriate for all the options.

Consultation

Consultation on the change proposal, is proposed to occur between 30 April 2026 and 21 May 2026. The community can find the proposal, relevant information, and make a submission on Council's 'Have your Say' page.

Council is asking for feedback on the draft change proposal and if there is anything else Council should consider when making its final decision.

Waikato Waters Ltd

While Matamata-Piako District Council is consulting on the change proposal, staff emphasise that all of Council's water and wastewater services will be transferred to Waikato Waters Ltd from 1 October 2026, meaning this project will not be delivered by Council. Council intends to consult on this matter with the wider district and for Council to make a final decision and support the project following the transition as a shareholder in Waikato Waters Ltd.

Council may agree to defer consultation and request Waikato Waters Ltd consult on this project with the district. This is not recommended, as it would be inconsistent with the in-principle decision Council made at its 17 December 2025. Further consideration of this option is available in the 'options' section of this report.

Mōrearea | Risk

The following risks have been identified:

- Community perception: Should there be strong opposition to the proposal by the wider community and amendments to the preferred approach, further consultation may be required. Delays could result in consultation requirements being the responsibility of Waikato Waters Ltd.
- Waikato Waters Ltd transition: Council will not control prioritisation once water services transfer on 1 October 2026.
- Costs – high level estimates have been provided. Actual costs will differ. Council will not be responsible for setting water rates or funding this project.
- Legal – it is considered that the processes and matters included in this report meet the necessary legal requirements. Council has received legal advice from Brookfields on this matter, and, to the best of its knowledge, is compliant with legal requirements.

Ngā Whiringa | Options

Council can:

- a) Adopt the change proposal for consultation
 - The change proposal has been drafted for Council approval following the in-principle decision to connect the Waitoa village to the Council water supply and subsequently consult with the wider district.
- b) Adopt the change proposal with amendments *[to be specified]*
 - Council may request changes to be made to the proposal prior to community consultation.
 - Should Council request substantial changes, adoption of the proposal may require deferral to the May 13 Council meeting. A deferral may result in a subsequent delay of the communication and engagement plan.
- c) Not adopt the change proposal
 - As the change proposal will not be the responsibility of Matamata-Piako District Council, Council may decide not to consult on the change proposal, and defer responsibility of consultation to Waikato Waters Ltd.
 - The costs that are included in the change proposal are estimates only and are subject to Waikato Waters Ltd decisions. Council may defer consultation to Waikato Waters Ltd so actual costs are consulted on with ratepayers.
 - **This option is not recommended** as this would be inconsistent with previous Council decision-making and the expectations of the Waitoa community that Council will consult and make a final decision on this project prior to its transition to Waikato Waters Ltd.

Recommended option

It is recommended that Council adopt the change proposal for consultation as attached (or with minor amendments).

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

The change proposal has been developed according to sections 27 to 33 of the Local Government (Water Services) Act 2025 and the Local Government Act.

Section 32 of the LGWSA 2025 requires the following:

1. The territorial authority **must**, when consulting on a change proposal, make the following information publicly available:
 - a) the change proposal, an explanation of the change proposal, and the reasons for the change proposal:
 - b) the assessment of other options identified under [section 30](#) and the authority’s reasons for not preferring those options:
 - c) how proceeding with the change proposal is likely to affect—
 - i. the authority’s rates, debt, and levels of service; and
 - ii. any charges for water services:
 - iii. arrangements and mechanisms for funding, pricing, invoicing, and collecting charges for water services:
 - d) how not proceeding with the change proposal is likely to affect—
 - i. the authority’s rates, debt, and levels of service; and
 - ii. any charges for water services:
 - e) the implications of the change proposal for communities throughout—
 - i. the authority’s district; and
 - ii. any collective area involved in the change proposal:
 - f) if the change proposal involves transferring ownership or control of a strategic water services asset, a description of how the change proposal is likely to affect the authority’s debt in relation to the asset:
 - g) for a change proposal described in [section 27\(1\)\(a\), \(b\), or \(c\)](#), information on the proposed ownership of, and shareholding arrangements for, the water organisation:
 - h) any other relevant implications of the change proposal that the authority considers will be of interest to the public:
 - i) how persons who will or may be affected by, or who have an interest in, the change proposal may present their views on the proposal to the authority.

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:

- High level of significance to the residents of Waitoa
- Medium level of significance to the wider community

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.	This requirement in the LGA does not apply to this decision under the LGWSA 2025 section 29(1)
Section 78 – requires consideration of the views of Interested/affected people	The Waitoa community has been consulted extensively. The wider district can make submissions during the consultation period.
Section 81 – requires contribution to decision-making processes by Māori	Staff have taken a report on Waitoa Water and Council’s in-principle decision to the 14 April 2026 Te Manawhenua Forum hui. The Forum can make a formal submission

Local Government Act 2002 decision making requirements	Staff/officer comment
	during the consultation period for Council to consider.
Section 82 – this sets out principles of consultation.	Council will consult with the Matamata-Piako District on this proposal. Section 82A(1) does not apply to this decision under Section 29(1) of the LGWSA.

Local Government (Water Services) Act 2025 decision making requirements	Staff/officer comment
Section 27 – This section and sections 29 to 33 apply when making a structural change to the provision of water services.	Council is not making a change that meets the requirements of this section.
Section 28 – Council must adhere to sections 31 and 32 of the Act when; <ul style="list-style-type: none"> - transferring ownership or control of a strategic water services asset, - receiving a transfer of ownership or control of a strategic water asset, or - making a significant change to the level of service provided in relation to any water service. 	Staff have assessed that Council is making a significant change to the level of service provided in relation to a water service. This change means Council must consult in-line with change proposal requirements. Council is proposing that the Waitoa village receive Council water services going forward, which may impact the cost of water services for the wider district.
Section 30 – Council must identify and assess a range of options for ways of achieving its change proposal including: <ul style="list-style-type: none"> - continuing the current approach - the change proposal - At least 1 further reasonably practicable option Council must consult on its preferred option and the preferred option must be treated as a change proposal as per section 31 to 33. If the options under this section involve a significant decision in relation to land or a body of water, Council must consider the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, valued flora and fauna, and other taonga.	The draft change proposal sets out the current approach, the change proposal, and one practicable alternative. Council plans to consult on the preferred option for a period of three weeks. As the change proposal includes connecting the Waitoa village to the Te Aroha water supply, the relationship of Māori to water and tapu sites like the Te Aroha maunga and Waihou river is considered important. Staff have engaged with Council's Te Mana Whenua Forum at its 14 April 2026 hui and will invite the Forum make a submission to Council.
Section 31 – this sets out when consultation on a change proposal is required and consultation requirements.	As staff have determined a change proposal is required, Council must consult on the proposal in-line with section 32 and

	33(1) requirements, and must give persons who will/may be affected or interested in the proposal an opportunity to present their views on the proposal to the authority.
Section 32 – sets out the information Council must make publicly available	Staff will make information publicly available on its website as per the legislation.
Section 33 – Council may also consider the impact and views of the change proposal on communities in the district and wider collective water services area.	<p>People outside the district are able to provide submissions to Council on the change proposal for consideration.</p> <p>The impacts on the wider collective water services area has been considered in the change proposal where appropriate.</p>

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

Timeframes





Key Task	Dates
Public consultation	30 April to 21 May 2026
Drop-in session for Waitoa community	30 April 2026
Council Hearing	June/July 2026
Council deliberations	22 July 2026
Council decision on proposal	22 July 2026
Water services transfer to Waikato Waters Limited	1 October 2026

Given the collaborative approach already undertaken for this project through the Waitoa Community Panel, Council may wish to consider holding drop-in sessions in each of the three main towns during the consultation period. This would support information sharing and enable in-person feedback to be gathered in a more accessible manner than a traditional/formal hearing.

If Council supports this approach, it is recommended that Recommendation 3 be amended to include the following: “Staff be authorised to make any minor amendments to the change proposal prior to consultation, including amendments to replace the formal hearing with drop-in sessions.”

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

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

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

Consultation costs include advertisements including newspaper, social media etc.

Ngā Tāpiritanga | Attachments

A. Waitoa Water Change Proposal 2026 - for Council adoption for consultation 22 Apr 2026



Ngā waitohu | Signatories

Author(s)	Olivia Picard Kaitohu Kaupapahere Policy Advisor	
	Andrea Durie Pou Whakapā, Whai Wāhi Communications & Engagement Manager	

Approved by	Niall Baker Kaiārahi Tīma Kaupapahere Policy Team Leader	
	Sandra Harris Pou Kaupapahere, Rāngai Mahitahi me te Kāwana Policy, Partnerships and Governance Manager	

	<p>Jenni Cochrane Hautū Wheako Kiritaki Group Manager Customer Experience</p>	
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Translation | Waitoa Water

Translation | Change Proposal



Kupu Whakataki | Introduction

The way water is supplied to Waitoa needs to change. For many years, Fonterra Cooperative Group has provided water to around 130 homes in Waitoa.

Fonterra notified Council that it no longer intends to provide water to the Waitoa community, meaning the current arrangement cannot continue.

Council has identified and assessed a range of practicable options for ensuring Waitoa continues to have access to safe drinking water. The two main options considered were:

- Self-supply for individual Waitoa properties
- Connection to the existing Council water supply.

Council is proposing that Waitoa is connected to the existing Council water supply – in-line with the Waitoa Community Panel recommendation.

You can find more information on the options and reasoning for the preferred option in this document.

Why are we consulting the wider district?

Council is proposing to increase the targeted water rate (paid by all property owners connected to Council supply) in the Matamata-Piako District to help fund a new water connection for the Waitoa community.

This consultation is about whether you support the proposed approach, knowing it would mean ensuring the Waitoa village has a long term secure and healthy water supply.

Waitoa community

Waitoa is a small rural settlement in the Matamata-Piako District, located on State Highway 26 approximately 10 kilometres south-west of Te Aroha. It has an estimated population of 300 residents and approximately 120–130 residential properties.

The settlement includes a defined residential area, with nearby industrial activity and surrounding rural land uses typical of small communities in the district. Many residents travel to nearby towns such as Te Aroha or Morrinsville for everyday activities.

Waitoa has a history of manufacturing and food-processing activity, including the Fonterra dairy factory and poultry processing operations in the wider area.

The current approach

Fonterra has supplied the Waitoa village with high-quality drinking water for several years. Fonterra has notified Council they no longer wish to provide water to the Waitoa community, therefore **maintaining the current approach is not an option.**

The change proposal - summary

Council is proposing that **the Waitoa Community is connected to the Te Aroha Council water supply** – in-line with the recommendation of the Waitoa Community Panel.

Connecting the Waitoa village to the Council water supply means Waitoa would have a reticulated water network, just as our main towns Matamata, Morrinsville and Te Aroha do.

What does this mean for Matamata-Piako ratepayers?

It is not affordable for the 130 residential properties in Waitoa to pay for the full project. The Waitoa Community Panel and Council have agreed in principle that Waitoa property owners would be liable for 15% of the total cost of the project.

Council has also agreed in principle that property owners who pay targeted water rates in the wider Matamata-Piako District would fund 85% of this project.

Sharing costs between small communities and the wider district to maintain affordability for long-term projects is not new and is consistent with past decisions. See examples on page 97 of the 25 September 2024 Council meeting agenda [here](#).

Council is proposing to increase the targeted water rate for all property owners in the district who pay targeted rates.

The estimated costs are below.

Estimated cost: Council supply

The **overall** cost of the project is estimated to be \$8.2 million (based on 2025/26 figures).

Council cost:

Council proposed to fund 85% of the project.

Capital projects like this are typically funded through loans, and the costs to service that loan (payments and interest) are added to rates. Water is charged as a targeted rate to all ratepayers with a water supply across the district.

Waitoa property owner cost:

Council proposed that the Waitoa community would need to contribute 15% of that cost by paying either:

- \$2,091 to \$4,207 per year, or;¹
- A lump sum

District-wide property owners (who pay targeted rates):

An estimated additional \$34 to \$36 per year on top of the targeted water rate.²

From 1 October 2026, Matamata-Piako Council water and wastewater services will be delivered by Waikato Waters Ltd and responsible for setting and charging water and wastewater rates. The proposed increase to targeted water rates for resident in the district is an estimate based on MPDC financial information and is subject to Waikato Water Ltd decisions.

¹ High-level cost assumption depending on repayment period. The following assumptions were applied to calculations: instalments are paid over 3, 5, or 7 years. The works are done over the 2027 FY and operational by 2028.

\$8.2m project includes no allowances for any associated land purchases. Expenses not adjusted for inflation. Assume 5% interest rate. Assume assets have useful life of 80 years. Assume 130 Waitoa

properties. Figures include GST.

² Estimated additional cost may vary depending on repayment period of 3, 5, or 7 years.



Horopaki | Background

Fonterra formally notified Council it no longer wishes to continue its role of providing water to the Waitoa village, which was magnified by new water regulations introduced in 2021 by central government.

Finding an alternative option for water supply to the Waitoa village is a complex issue that is not just about pipes and water, but also about providing reliable water to the Waitoa community for the long term.

A Waitoa Community Panel reviewed several technical reports, listened to experts (including an independent water specialist, Iain Rabbitts), and investigated the costs and practicalities of two main options: each Waitoa property having self-supplied water (e.g. water tanks) or connecting to the Council water supply.

The Waitoa Community panel also made sub-recommendations that can be found at mpdc.nz/waitoacommunitypanel

Following four workshops over seven weeks, the Panel provided its recommendations to Council at the [17 December 2025 meeting](#). The main recommendation is:
Waitoa is connected to the Council water supply on the understanding that the Waitoa ratepayers are liable for 15% of the total project cost.

Council agreed in principle to all the Panel's recommendations and will make a final decision following district-wide consultation.

From 1 October 2026, Matamata-Piako District Council will no longer provide water and wastewater services, and will transfer these services to a new water entity – Waikato Waters Ltd.

This means that Matamata-Piako District Council is not responsible for planning, delivering, or financing this project. All the financial information in this proposal is an estimate and does not reflect the actual project cost or proposed targeted rates increase. The final costs will be subject to Waikato Waters Ltd decision-making.

Council intends to make a final decision prior to the transfer of water assets and use its position as a shareholder to advocate for the prioritisation of this project to prevent cost increases and for the wellbeing of Matamata-Piako residents as appropriate.

Reasons for the change proposal

Fonterra have notified Council they wish to withdraw from its role in supplying water to Waitoa, meaning doing nothing is not an option. Council established a Waitoa Community Panel in late 2025 to investigate all practicable options.³

Council is proposing to connect approximately 130 residential properties in the Waitoa village to the Te Aroha water supply following thorough analysis of all practicable options and the recommendation from the Waitoa Community Panel.

Council compared the option for self-supply to connecting Waitoa to the Council supply and following expert advice and the recommendations of the Waitoa Community Panel, agreed to propose that the Waitoa village be connected to the Council water supply. See [Appendix 1](#) for the comparison of options.

Other considerations

Fonterra has offered to contribute \$500,000 towards the 15% contribution from Waitoa property owners. This has not been included in the estimated costs as above and would result in reduced costs to Waitoa ratepayers. This contribution would not impact the estimated district-wide targeted water rates.

Council has agreed in principle to investigate options to use the proceeds from Waitoa Community Hall sale in 2021 to help fund this project.⁴ This would be subject to further discussion with the Waitoa Community and has not been included in the projected cost to ratepayers.

³ See the [background](#) information document provided to the panel with information on the options considered.

⁴ [Minutes of ordinary meeting of Matamata-Piako District Council - Wednesday, 17 December 2025](#) page 14

Implications of the change proposal

Implications for:	Matamata-Piako District Council	Matamata-Piako residents	Waitoa residents	Waikato Waters Ltd	Waikato Waters communities in the collective area
Rates and debt	No impact on rates and debt.	Increase targeted water rates for property owners district-wide that pay targeted water rates.	Increase targeted water rates for all Waitoa property owners.	Will take on debt for this project and set water rates for the district – the rates include funding this project.	Funding for Matamata-Piako district water projects is ring-fenced until 1 July 2027 at the latest. This proposal is not expected to impact the collective Waikato Waters area or rates. However, this is subject to Waikato Waters Ltd decisions.
Charges to water services	No impact – MPDC will no longer supply water or wastewater services from 1 October 2026.	Will increase targeted water rates. Estimates show an additional \$34 to \$36 per year for 3 to 7 years.	All Waitoa residents will be charged for water services, with instalments in the short-term. Waitoa property owners connected to Council water supply will be charged ongoing targeted water rates in the long term.	This project is expected to be incorporated in charges to water services in the future. It is not certain when this project will be included in water services charges.	This change proposal is not expected to impact water service charges to communities in the wider Waikato Waters area and is expected to only impact Matamata-Piako district ratepayers. However, this is subject to Waikato Water Ltd decisions.

Implications for:	Matamata-Piako District Council	Matamata-Piako residents	Waitoa residents	Waikato Waters Ltd	Waikato Waters communities in the collective area
Levels of service	May impact growth, which impacts levels of service and rates in the long term. Waitoa connection to the Council supply could impact property values in the long term and support growth. Growth impacts levels of service for other Council activities and services.	Will impact levels of service for water.	Will impact levels of service for water. Waitoa residents will receive water services from Waikato Waters Ltd and ongoing maintenance of the service.	Will impact levels of service for water as Waikato Waters Ltd will need to plan and deliver water connection to the Waitoa village and include the ongoing provision of water to Waitoa in its levels of service planning in the long term.	
Decision-making	Whilst decisions of past Councils do not bind Council, the community could expect consistency from Council. A decision to establish a Council water supply in Waitoa might create a similar expectation in other parts of the district.			Responsible for setting rates and water services and delivery for Matamata-Piako District from 1 October 2026.	
The environment					The connection of the Waitoa village to the Te Aroha Council water supply means water allocation would also need to service Waitoa. The Piako catchment was above



Item 7.3

Attachment A

Implications for:	Matamata-Piako District Council	Matamata-Piako residents	Waitoa residents	Waikato Waters Ltd	Waikato Waters communities in the collective area
					its secondary water allocation limit in January and June 2023 according to WRC . Water allocation is solely a regional council activity, but allocation is particularly critical during low flow or drought conditions.



Other options considered:

Self-supply

Self-supply means each Waitoa property would have its own water system. Generally, this means each Waitoa property would have a water tank and each property owner would collect, store, treat, and maintain their own water supply. The most common way to do this is rainwater tanks, but bores may also be a viable option.

Waitoa property owners would need to consider the tank placement, roof shape and layout, and ensure tanks are kept away from any septic tanks. The installation of a rainwater tank has Council requirements including building consents and setback rules.⁵

The Waitoa property owners would be responsible for all maintenance and there is no legal requirement for treatment on domestic self-supply, but there are best practice guidelines. Waitoa property owners would need a plumber to install/connect a tank and assess the best options for each site and pipework.

Estimated cost: self-supply⁶

Council cost:	Waitoa community cost:	District-wide cost to Targeted
This option would not be funded by Council or Waikato Waters Ltd.	Approximately \$25,000–\$35,000 per property to install a rainwater system (including a tank, pump, filtration, and installation). ⁷ Homeowners would need to budget up to \$1,000 per year for maintenance	This would not impact rates for the wider community.

⁵ More information on the rules and consents required are available. [Waitoa Water Background Information.pdf](#) on page 21.

⁶ See Appendix 2 in [Waitoa Water Background Information.pdf](#) for more information

⁷ These numbers are based on retail prices and do not include any bulk discounts, mates rates or any other discounts that may be applied.

Reasons to not choose this option

Self-supply for the Waitoa community is not preferred by Council and was not recommended by the Waitoa Community panel as the set-up cost for individual property owners and ongoing maintenance cost is high. It was also not recommended as there is no guaranteed consistent water supply to properties.

[Appendix 1](#) compares the two options. Connecting to a Council supply provides assurance that water is meeting national regulations, the supply is reliable and is less reliant to rainfall.

Other options considered:

WSP undertook a high-level engineering investigation in 2023 to assess options for a Council supply to the Village.

Connection to Council water supply

- Connection to the Te Aroha supply via State Highway 26
- Connection to the Te Aroha supply via Waiheka and Ngarua Roads
- Connection to the Te Aroha supply via Waiheka and Seddon Roads
- A supply from the Waitoa River, treatment plant, and reservoir

Staff reached several conclusions from this options report:

- Connection to the Te Aroha Water supply is a better option taking into consideration the whole of life costs. This is because there will be no additional treatment costs.
- The Waitoa Village property owners are unlikely to be able to afford to fund any of the options without some external contribution(s).
- Council should consider costs and potential longer term benefits when selecting the best option for a supply. For example, a connection via State Highway 26 could possibly provide a future option for the Waihou community. This might also allow for costs to be shared over more properties. The Waihou Community has not raised any water supply issues with Council in recent times.

For more information on all the options considered, you can go [here](#).

Appendix 1: How the options compare

Aspect	Council Supply (proposed)	Self-Supply (not proposed)
Capital	Between approximately \$2,000 and \$4,000 per Waitoa property owner per year for 3 to 7 years. Additional \$34 to \$36 on top of targeted water rates district-wide for 3 to 7 years.	\$25,000 to \$35,000 per Waitoa property. No cost impact to district wide targeted water rates.
Ongoing cost	Ongoing water rates (as set by Waikato Waters Ltd) for Waitoa residents and wider district.	Up to \$1,000 per year for Waitoa property owners. No ongoing cost for wider district.
Water reliability	Generally high - can be subject to restrictions.	Dependant on rainfall, storage and maintenance.
Safe water	Subject to water standards and regulated.	Owner responsibility to maintain best practice. Building consent for new tanks/plumbing required.
Maintenance	Waikato Water Ltd responsibility.	Waitoa property owner responsibility.
Emergency	Hydrants available in a fire. Water infrastructure is designed, engineered and upgraded to be resilient and available during emergencies.	Owner can add an extra tank. No regulations – guidelines only.
Timeframe	1-2 years (consultation, design and build)	Immediate (dependant on contractor availability)

Ngā Whakaarotanga ā-Ture | Legal Considerations

Local Government Act 2002

Local Government (Water Services) Act 2025

Ētahi atu mōhiohio | More information

For more information on the Waitoa Water project, consultation, and Council decisions to date, you can go to [Let's Talk](#).


Feedback Process


Whether you agree, oppose or you have suggestions on things we could change for this proposal, we want to hear from you.

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


For more information about this proposal, and to see what else we are consulting on, go to [Let's Talk](#).

How to give your feedback

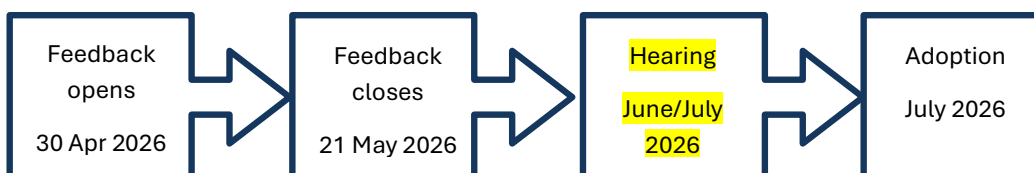
 Online: Go to [Let's Talk](#) to fill out the online form.

 Mail to: "Waitoa Water feedback",
PO Box 266, Te Aroha 3342

 Email: submissions@mpdc.govt.nz

 In person: You can drop your feedback form into any of our libraries or Council offices.

Ngā rā Matua | Key Dates



Puka whakahoki kōrero | Feedback form – Waitoa Water

Name/Organisation: _____

For individuals please simply write name/names, for organisations please write the full organisation name

Email: _____ **Phone:** _____

Address: _____

Town: Matamata Morrinsville Te Aroha Waitoa Other: _____

Age: Under 18 18–24 25–34 35–44 45–64 65–74 75+

Would you like to speak to the Mayor and Councillors about your feedback?

If you would like to speak to your submission, Council will contact you after consultation closes to confirm the hearing date and schedule a speaking time. In-person and online options will be available and accessibility support can be arranged if needed.

Yes, I would like to speak to my submission



Your feedback

1. Do you agree with the change proposal that the Waitoa village is connected to Council water supply?

- Yes
- No
- Other/I have another suggestion

Additional Comments to support the option chosen above: _____

2. Is there anything else you think Council should consider in making this decision?

Please provide any further comments below

Please provide your feedback by 21 May 2026

Privacy statement: Please be aware that feedback made to Council is public information. Feedback will be used and reproduced for purposes such as reports to Elected Members, which are made available to the public. Submitters will be able to access a summary of feedback and deliberations to understand how feedback has been considered and how decisions were reached.

Note that individual feedback will be made publicly available in full (including your name and any organisation you represent), unless you request confidentiality and this may be able to be accommodated under the Local Government Official Information and Meetings Act 1987.

For more information about how we collect, use, and protect personal information, please see MPDC's Privacy Policy on our website:

www.mpdc.govt.nz/contact-us/privacy-policy



Item 7.3
Attachment A

7 Pūrongo me whakatau | Decision Reports

7.4 Waikato Local Authority Shared Services Limited (Co-Lab) - Half-Year Report and Draft Statement of Intent 2026/27

CM No.: 3155189

Te Kaupapa | Purpose

The purpose of this report is for Council to receive the Waikato Local Authority Shared Services Limited (Co-Lab) Half-Year Report and Draft Statement of Intent 2026-27 and provide any feedback.

Rāpopotonga Matua | Executive Summary

The Half-Year Report and Draft Statement of Intent for Co-Lab are attached. It is recommended the reports are received, and Council considers providing feedback on the Statement of Intent report for Co-Lab.

Tūtohunga | Recommendation

That:

1. **The Half-Year Report and draft Statement of Intent 2026/27 from Waikato Local Authority Shared Services Limited (Co-Lab) be received.**
2. **Council:**
 - a) **Approves the Draft Statement of Intent 2026-27**

OR

 - b) **Provides feedback on the Draft Statement of Intent 2026/27 [*Feedback to be specified*]**

Horopaki | Background

CCO's are required by the LGA (subject to certain exemptions) to prepare and publish an annual Statement of Intent.

A Statement of Intent must include:

- a) the objectives of the group; and
- b) a statement of the board's approach to the governance of the group; and
- c) the nature and scope of the activities to be undertaken by the group; and
- d) the non-financial performance targets and other measures by which the performance of the group may be judged in relation to its objectives; and
- e) any additional information that is required to be included in the Statement of Intent.

- f) CCOs are also required under the LGA to produce a Half-Yearly Report for shareholders on the entity's operations during the half year.

Co-Lab was established in 2005 as a vehicle through which member Councils could collaborate and identify opportunities for undertaking activities on a shared basis.

Co-Lab is a CCO owned by 12 local authorities in the Waikato region plus Western Bay of Plenty District Council. Co-Lab's primary purpose is to enhance collaboration between Councils, improve customer service and performance, and reduce costs. They aim to improve efficiency and effectiveness in Council operations through collaboration by minimising duplications and promote best practice across councils.

Co-Lab's vision is that Council collaboration through Co-Lab maximises community wellbeing. The company aims to achieve this vision by helping councils identify and realise shared opportunities. It achieves these outcomes by:

- Acting as an ideas laboratory for developing opportunities that create value to Councils;
- Providing shared services to Councils; and
- Entering joint procurement arrangements for the benefit of Councils.

Ngā Take/Kōrerorero | Issues/Discussion

Half-Year Report – 31 December 2025

Co-Lab's Half-Year report to 31 December 2025 is attached for information.

The profit for the first half of the year is \$878k. This is marginally ahead of budget. Consistent with prior years they expect that profit to reduce over the final six months of the year to end with a more modest full-year surplus.

During the reporting period Co-Lab held funds in an agency capacity on behalf of Waikato Waters. In that capacity Co-Lab receives and holds the funding calls from Councils and applies this money to pay the costs of Waikato Waters. The surplus funds held at balance date are reflected separately in the Statement of Financial Position.

Draft Statement of Intent

Co-Lab's Draft Statement of Intent for the year ending 30 June 2027 is attached to this report.

The Draft Statement of Intent outlines the key strategic activities for the company and KPIs for the period. It outlines the proposed work plan for 2026/27 and the Board's accountabilities to the shareholder for corporate performance.

Co-Lab's strategic goals are:

- Shareholding Councils understand we provide them value.
- Deliver value by growing the scale of our shared service function.
- Diverse, talented and motivated people work for us.

Co-Lab's key performance outcomes are:

- Reduce costs
- Create value for Councils
- Enable innovation and change

Co-Lab has set out five focus areas being -

1. Building consent transformation & automation

2. Regional collaboration
3. Service development
4. Procurement & cost efficiency
5. Service growth to new Council customers

In the 2026/27 financial year Co-Lab are projecting revenue growth across key services - Road Infrastructure Measurement & Use (RIMU), and Co-Lab Building Services (CBS) in particular - supported by customer uptake of our growing set of services. They are aiming for new revenue through the Building Consent Checking Assistant initiative.

Following the “one-off” reduction in FY 2024/25, where cash reserves were used to significantly lower member charges, Co-Lab previously indicated that member charges would return to normal levels from FY26 onward. Costs are budgeted to increase as they position for expanding their service offering and cash reserves were largely utilised in FY 2024-25.

The forward from Chair Peter Stubbs states:

In the coming months the Board will be considering the direction for Co-Lab beyond June 2027. Meanwhile, we acknowledge there are many interdependencies and evolving expectations. As shareholder expectations crystallise over the coming months, the draft Statement of Intent is likely to be updated before being finalised in June to reflect any agreed changes in priorities, scope, or timing. However, for the purpose of forecasting, we have assumed the status quo.

Co-Lab have provided a video in addition to their draft Statement of Intent that is available here: [2026 Draft Statement of Intent - briefing for shareholding councils](#)

As a shareholder, Council (and other shareholders) are invited to provide any feedback for consideration by the Board and Management.

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



The LGA requires CCOs to prepare and publish an annual Statement of Intent. The purpose of a Statement of Intent is to:

- a) State publicly the activities and intentions of the CCO for the year and the objectives to which those activities will contribute; and
- b) Provide an opportunity for shareholders to influence the direction of the organisation; and
- c) Provide a basis for the accountability of the directors to their shareholders for the performance of the organisation.

CCOs are required to present a draft Statement of Intent to each local authority for feedback on or before 1 March in the year preceding the financial year to which the draft Statement of Intent relates. The local authority then has two months from receiving the draft Statement of Intent, to respond to the CCO with feedback.

A final Statement of Intent is to be provided to the shareholders before the commencement of the financial year to which it relates.

Ngā Tāpiritanga | Attachments

- A.  Co-Lab Six Month Report to 31 December 2025 *(Under Separate Cover)*
- B.  Co-Lab Draft Statement of Intent 2026/27 *(Under Separate Cover)*

Ngā waitohu | Signatories

Author(s)	Olivia Picard Kaitohu Kaupapahere Policy Advisor	
Approved by	Niall Baker Kaiārahi Tīma Kaupapahere Policy Team Leader	
	Sandra Harris Pou Kaupapahere, Rāngai Mahitahi me te Kāwana Policy, Partnerships and Governance Manager	

7 Pūrongo me whakatau | Decision Reports

7.5 Waikato Regional Airport Ltd - Interim Report and Draft Statement of Intent 2026/27

CM No.: 3158664

Te Kaupapa | Purpose

The purpose of this report is for Council to receive the Waikato Regional Airport Limited (WRAL) Interim Report for the six months ended 31 December 2025 and Draft Statement of Intent for 2026/27 and provide any feedback.

Rāpopotonga Matua | Executive Summary

The Interim Report and Draft Statement of Intent for WRAL are attached. It is recommended the reports are received, and Council considers providing feedback on the Statement of Intent report for WRAL.

Tūtohunga | Recommendation

That:

1. **The Interim Report 2025 and draft Statement of Intent 2026/27 from the Waikato Regional Airport Ltd are received.**
2. **Council**
 - a) **Approves the Draft Statement of Intent 2026/27.**

OR

 - b) **Provides feedback on the Draft Statement of Intent 2026/27 [*Feedback to be specified*].**

Horopaki | Background

CCO's are required by the LGA (subject to certain exemptions) to prepare and publish an annual Statement of Intent.

A Statement of Intent must include:

- a) the objectives of the group; and
- b) a statement of the board's approach to the governance of the group; and
- c) the nature and scope of the activities to be undertaken by the group; and
- d) the non-financial performance targets and other measures by which the performance of the group may be judged in relation to its objectives; and
- e) any additional information that is required to be included in the Statement of Intent.

- f) CCOs are also required under the LGA to produce an Interim Report for shareholders on the entity's operations during the half year.

WRAL is a CCO owned by five Waikato councils, as set out below, with Matamata-Piako's shareholding at 15.63%.

Shareholder	% share
Hamilton City Council	50%
Matamata-Piako District Council	15.63%
Waikato District Council	15.63%
Waipā District Council	15.63%
Ōtorohanga District Council	3.13%

The WRAL Group comprises of the following entities:

- Hamilton Airport;
- Hamilton and Waikato Tourism Limited;
- Titanium Park Limited;
- Waikato Regional Airport Hotel Limited

Ngā Take/Kōrerorero | Issues/Discussion

Council received an update on WRAL's operations and its draft Statement of Intent at its workshop on 1 April 2026.

Interim Report - 31 December 2025

WRAL's Interim Report is attached to this report.

The Interim Report shows expectations of year end results compared to budget. Notably for the first time since 2019 profitability is being met fully through trading activity and not asset sales.

It is also noted that the Board has resumed dividend payments earlier than previously signalled. A dividend was declared during the period and paid to shareholders.

WRAL Draft Statement of Intent

WRAL's Draft Statement of Intent for the year ending 30 June 2027 is attached to this report.

The Draft Statement of Intent outlines the key strategic activities for the company and KPIs for the period. It outlines the proposed work plan for 2026/27 and the Board's accountabilities to the shareholder for corporate performance.

The key service delivery objectives and activities include:

- a) Driving growth in aviation
- b) Delivering exceptional customer experience, safely
- c) Sustainably realise the airport's full potential
- d) Support and strengthen the aeronautical core through property development that drives resilience.

As a shareholder, Council (and other shareholders) are invited to provide any feedback for consideration by the WRAL Board and Management.

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





The LGA requires CCOs to prepare and publish an annual Statement of Intent. The purpose of a Statement of Intent is to:

- a) State publicly the activities and intentions of the CCO for the year and the objectives to which those activities will contribute; and
- b) Provide an opportunity for shareholders to influence the direction of the organisation; and
- c) Provide a basis for the accountability of the directors to their shareholders for the performance of the organisation.

CCOs are required to present a draft Statement of Intent to each local authority for feedback on or before 1 March in the year preceding the financial year to which the draft Statement of Intent relates. The local authority then has two months from receiving the draft Statement of Intent, to respond to the CCO with feedback.

A final Statement of Intent is to be provided to the shareholders before the commencement of the financial year to which it relates.

Ngā Tāpiritanga | Attachments

- A.  WRAL Interim Report 2026

- B.  Statement of Intent WRAL 2026/27


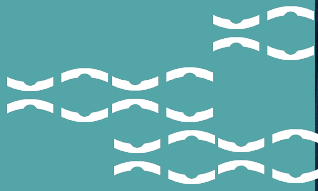
Ngā waitohu | Signatories

Author(s)	Olivia Picard Kaitohu Kaupapahere Policy Advisor	
Approved by	Niall Baker Kaiārahi Tima Kaupapahere Policy Team Leader	
	Sandra Harris Pou Kaupapahere, Rāngai Mahitahi me te Kāwana Policy, Partnerships and Governance Manager	

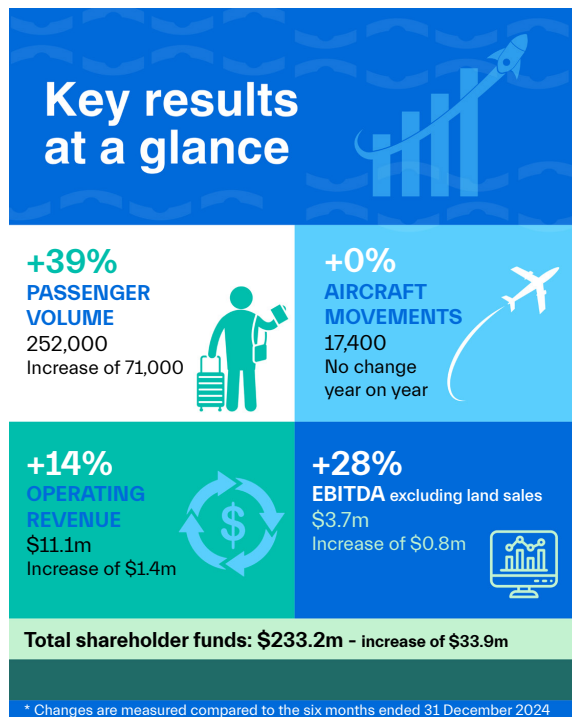


Interim Report

WAIKATO REGIONAL AIRPORT LIMITED
For the six months ended 31 December 2025



Chief Executive's report



Commentary

The current financial year began with the relaunch of international services at Hamilton Airport, with Jetstar operating daily flights split between Sydney and the Gold Coast. This was achieved following almost two years of negotiation and coordination across a large group of stakeholders.

By the end of December 2025, approximately 60,000 travellers had used these services, with 55,000 of those travelling during the six-month period covered by this report. The services have proven very popular with the central North Island community, providing easier connections for visiting friends and family and for leisure travel. Encouragingly, almost half of all travellers are inbound visitors from Australia and other connecting markets, delivering valuable benefits to the regional tourism economy.

The six-month period also marked the return of domestic jet services to Hamilton Airport for the first time in 25 years. Air New Zealand introduced an Airbus A320 service on the Christchurch route from September, operating five afternoons per week, with the service scheduled to increase to daily later in the financial year. Jetstar also entered the domestic market in the Waikato for the first time, launching a daily Airbus A320 service in December.

Passenger movements increased by 39% compared with the same period last year, which was a key driver of the \$1.4 million increase in revenue for the half year. On an annualised basis, the extra services are expected to generate approximately

245,000 additional passenger movements, representing a 68% increase.

While still modest, the growth in the aeronautical business resulted in a small profit for the half year. Notably, this result was achieved without reliance on significant property activity, such as land sales or valuation gains. It is therefore pleasing to report that the Group is on track to deliver its first profit since 2019 without dependence on material property-related gains.

The Airport's hotel property, operated by JetPark Hotels, continues to provide a consistent contribution to Group earnings and remains a key component of the non-aeronautical diversification strategy. The hotel continues to outperform the market, achieving above-average occupancy and growth in food and beverage and conferencing revenues, while also delivering best-in-class customer service and satisfaction. During the period, the hotel was awarded the rare Qualmark Gold Enviro rating.

During the six months, the Group invested more than \$12 million into Titanium Park Precinct North. This included ongoing development of the first two stages (18 hectares) of the wider 100-hectare precinct, completion of planting 75,000 native plants and trees on the ecological compensation site, and construction of a design-and-build facility for launch tenant Asmuss. Development and construction are due for completion in the second half of the year, by which time total investment will exceed \$30 million, creating assets valued at close to \$100 million. Inquiry levels increased throughout the period in line with broader signs of economic improvement, and the Group continues to progress several design-and-build opportunities, reflecting the transition of the property strategy from development-focused to investment-focused.

Hamilton & Waikato Tourism (HWT) continues to support the local tourism sector, operating within the revised funding settings established under the latest service level agreements. Within the WRAL Group, HWT plays an increasingly important role in promoting inbound travel through the airport as an international gateway. This activity will be further strengthened in the second half of the year following the successful grant from the Government's Regional Tourism Boost Fund of \$0.5 million aimed at stimulating inbound visitation during shoulder seasons.

The early success of international services, improved trading performance, and lower-than-anticipated investment requirements across both aeronautical and property activities provided the Board with confidence to resume dividend payments earlier than previously signalled. A dividend was declared during the period and paid to shareholders shortly after year end.



Throughout the period, the management team has remained strongly focused on wellbeing initiatives that provide meaningful support to staff, ensuring WRAL continues to be an employer of choice. Despite a particularly busy twelve months, the organisation has successfully retained its people while delivering an ambitious programme aligned with the Group's 10-year growth strategy and the additional demands associated with international air services. New roles were also introduced during the period to further strengthen airport operations, rescue fire services, aeronautical business development, and property activities.



Mark Morgan
Group Chief Executive



Financial Statements

Consolidated Statement of Comprehensive Income

For the six month period ended 31 December 2025

(unaudited)

	2025 \$ '000	2024 \$ '000
Revenue		
Operating revenue	11,128	9,729
Land sales	-	5,710
Other gains/(losses)	-	81
	11,128	15,520
Expenses		
Operating expenses	(4,216)	(4,083)
Cost of land sales	-	(1,241)
Employee benefits expense	(3,179)	(2,730)
Depreciation & amortisation	(2,822)	(2,431)
	(10,216)	(10,485)
Operating profit before finance and tax expenses	912	5,035
Finance expense	(892)	(775)
Tax expense	(7)	(1,045)
Net profit/(loss)	12	3,216
Other comprehensive income		
Revaluation of property, plant & equipment	-	-
Total other comprehensive income	-	-
Total comprehensive income	12	3,216

These interim financial statements have been prepared in accordance with Tier 2 PBE Accounting Standards.

Waikato Regional Airport Ltd - Interim Report - six months ended 31 December 2025 - 4

Financial Statements

Consolidated Statement of Changes in Equity

For the six month period ended 31 December 2025
(unaudited)

	Share Capital \$ '000	Retained Earnings \$ '000	Revaluation Reserves \$ '000	Total \$ '000
Opening Balance - 1 July 2024	14,860	110,608	104,476	229,944
Effect of adoption of NZ IFRS		(5,049)	5,049	-
Net profit/(loss)	-	3,216	-	3,216
Other comprehensive income	-	-	-	-
Total comprehensive income	-	3,216	-	3,216
Dividends paid to shareholder	-	-	-	-
Closing Balance - 31 December 2024	14,860	108,775	109,525	233,160
Opening Balance - 1 July 2025	14,860	135,173	117,467	267,500
Net profit/(loss)	-	12	-	12
Other comprehensive income	-	-	-	-
Total comprehensive income	-	12	-	12
Dividends paid to shareholder	-	(450)	-	(450)
Closing Balance - 31 December 2025	14,860	134,735	117,467	267,062

Financial Statements

Consolidated Statement of Financial Position

As at 31 December 2025
(unaudited)

	2025 \$ '000	2024 \$ '000
Current Assets		
Cash and cash equivalents	522	289
Trade and other receivables	2,356	1,584
Non-Current Assets		
Development property	26,608	24,798
Investment property	133,593	89,937
Property, plant, and equipment	175,711	158,960
Intangible & other non-current assets	1,873	817
Total Assets	340,664	276,386
Current Liabilities		
Trade and other payables	15,651	4,679
Non-Current Liabilities		
Provisions for Infrastructure Development	5,783	5,390
Deferred tax liability	8,518	11,557
Borrowings	43,650	21,600
Total Liabilities	73,652	43,226
Net Assets	267,062	233,160
Total Shareholders' Equity	267,062	233,160

Waikato Regional Airport Ltd - Interim Report - six months ended 31 December 2025 - 6

Financial Statements

Consolidated Statement of Cash Flows

For the six month period ended 31 December 2025
(unaudited)

	2025 \$ '000	2024 \$ '000
Operating activities		
Receipts from operations	12,507	11,408
Payments to suppliers and employees	(7,638)	(7,263)
Payment of interest	(1,080)	(753)
Payment of income taxes	(1,020)	(949)
Net cash from/(used in) operations	2,768	2,443
Investing activities		
Receipts from sale of property, plant and equipment	-	3
Receipts from land sales	-	5,245
Payments for construction of development property	(5,587)	(1,448)
Purchases of property, plant & equipment	(2,166)	(1,627)
Purchases of investment properties	(6,735)	(3,400)
Purchases of intangible assets	(53)	(130)
Net cash from/(used in) investment activities	(14,541)	(1,357)
Financing activities		
Receipts from/(repayments of) borrowings	12,200	(1,190)
Payments of dividends	-	-
Net cash from/(used in) financing activities	12,200	(1,190)
Net change in cash for the period	427	(104)
Add opening cash and cash equivalents balance	95	393
Closing cash and cash equivalents	522	289

Performance Reporting

Performance against Statement of Intent

For the six month period ended 31 December 2025
(unaudited)

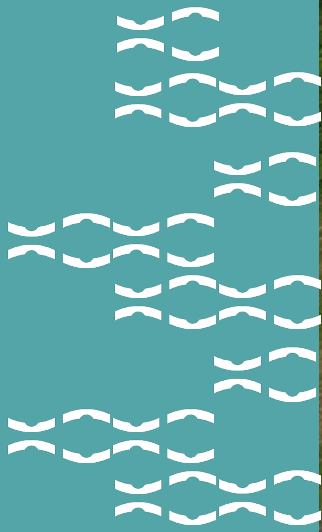
	SOI	Actual	Forecast
	Full Year 30/6/26	6 months 31/12/25	Full Year 30/6/26
Financial Targets	\$ '000	\$ '000	\$ '000
EBITDA excluding Land Sales	\$6,000	\$3,734	\$6,589
Net Profit before Tax	\$3,000	\$19	\$5,612
Net Operating Cash Flow excl Land Sales	\$4,500	\$2,768	\$5,319
Total Debt (not exceeding)	\$70,000	\$43,650	\$61,256
Percentage of non-landing charges revenue	60%	65%	66%
Interest coverage	2.0x	3.4x	3.2x

The group has a number of non-financial performance targets covering the range of activities the group undertakes across its aeronautical activities, property, climate change response and caring for its people and community.

At 31 December 2025, the Group was on track to meet substantially all of these targets for the year ended 30 June 2026.



Interim Report





Group Statement of Intent

For the year ended 30 June 2027



(February 2026)

WAIKATO REGIONAL AIRPORT LIMITED

Item 7.5

Attachment B



STRATEGIC INTENT

The Group focus has transitioned from diversification to a growth-oriented strategy, focused on expanding the scale and impact of its aeronautical and property activities. Delivery of the Titanium Park Precinct North development is a critical enabler of this ambition, strengthening the platform required to fund air services growth, improve customer experience, and future proof core aviation infrastructure. In doing so, the Group continues to balance near term financial performance and dividend expectations with prudent investment that supports long term value creation, resilience, regional economic prosperity and enduring value for shareholders and the Waikato region.

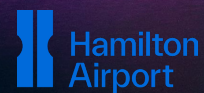
The Group has updated its core purposes under its current ten-year strategic plan:

- To become New Zealand’s premier regional airport and the gateway to the Central North Island—driving growth in scheduled domestic and international airline services. This is supported by general aviation, and freight, whilst delivering exceptional customer experience, safely, and sustainably to realise the airport’s full potential for connectivity and as an economic enabler for the region.
- Through sustainable, innovation-led property development, drive resilience through cash flows to support and strengthen the aeronautical core, and deliver long-term value that fosters regional prosperity, and enable a thriving community and enduring economic growth across the Waikato.



Vivid Sydney - an annual event held this year from 22 May to 13 June. Image: Destination NSW

ABOUT THE WRAL GROUP



Waikato Regional Airport Limited (trading as Hamilton Airport) - is the Group’s parent company, and the owner and operator of Hamilton Airport.



Titanium Park Limited - committed to maximising long-term value creation by optimising land holdings to generate long-term resilient income streams from a diversified property portfolio to support the aeronautical core.



Waikato Regional Airport Hotel Limited - provides non-aeronautical earnings to the Group through the operation of a Qualmark 4 Star Plus hotel and conference centre facility at Hamilton Airport.



Hamilton & Waikato Tourism Limited - the Regional Tourism Organisation markets the Hamilton and Waikato region as a visitor and business events destination, and to assist in growing the visitor economy through tourism development and destination management.



Key objectives of the WRAL Group

The Group's key service delivery objectives and activities that will be undertaken to deliver on these include the following:

	Driving growth in aviation	Delivering exceptional customer experience, safely	Sustainably realise the airport's full potential	Support and strengthen the aeronautical core through property development that drives resilience
Service Delivery Objectives	<p>Continue active engagement with airlines to promote Hamilton Airport as a gateway for new international and domestic (turboprop and jet) opportunities to increase flight schedules, new routes and passenger numbers.</p> <p>Identify and activate general aviation development opportunities including aeromedical, freight, maintenance, private and alternative technology operations.</p> <p>Retain designations to allow for future wide-body jet capability.</p>	<p>Operate a first class, safe, secure, compliant and reliable airport.</p> <p>Maximise traveler satisfaction through continued investment in passenger facilities, technologies and airport experience offering.</p>	<p>Master plan and invest in technology, systems and infrastructure to maintain and enable sustainable airport growth.</p> <p>Remain collaborative with local authorities, adjacent landowners and central government agencies for joint infrastructure and transport initiatives</p> <p>Continue to align initiatives in the HLZERO50 sustainability framework, and to the global Airport Carbon Accreditation program and re-accreditation of our current Level 4 status.</p>	<p>Maximise long-term value creation, for WRAL and Shareholders by way of regional economic impact.</p> <p>Deliver diversified and resilient income streams supporting the aeronautical core while leveraging property development for resilience.</p> <p>Position Titanium Park as a major industrial node in the Waikato.</p>
Annual Outcomes	<p>Secure at least one new scheduled passenger airline service or additional schedule growth for existing services.</p> <p>Complete aeronautical masterplan to inform staged investment to ensure growth continuity and an optimised and exceptional passenger experience</p> <p>Secure an extension to the lapse period of the current runway designation, taking into account recent developments in international air services, national resilience and emerging regional growth.</p>	<p>Operate a workplace that fosters employee wellbeing and improves organisational culture, as measured by the Employee Engagement Survey.</p> <p>Maintain airport certification standards as required by the Civil Aviation Authority and border agencies.</p> <p>Ensure the airport is operationally available for all scheduled passenger services (except for uncontrollable events).</p>	<p>Maintain Level 4 accreditation to the Airport Council International's Airport Carbon Accreditation Programme.</p> <p>Maintain JetPark Hotel's Qualmark Gold Enviro rating.</p>	<p>Secure one design-and-build project secured</p> <p>Continue to advocate NZTA and local authorities for developments on Southern Links, along with surrounding infrastructure and planning.</p>

In addition to the annual service delivery objectives, the Group maintains focus on the following:

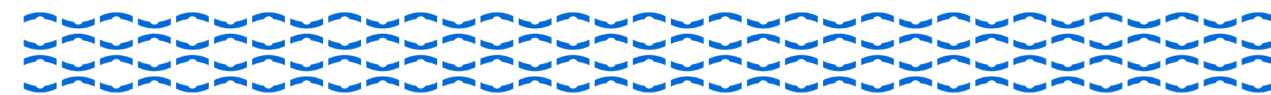
Development and marketing of the Hamilton and Waikato region as a destination for domestic and international visitors.	People	Te Ao Maori and Te Tiriti o Waitangi
<p>Maintain and strengthen support for regional tourism through partnerships with central & local government, the tourism industry and the wider community to promote the region as a gateway to the Central North Island in concert with promotion of relaunched international and domestic jet services.</p>	<p>Invest in an organisation-wide strategy that takes a holistic view of employee wellbeing, recognising wellbeing as a measure of our organisation's success.</p> <p>Provide training and development to personnel to ensure individually and collectively, our personnel remain leaders of best practice in their respective fields.</p> <p>Retain a high performing team to build resilience, capability and responsiveness to growth and change opportunities.</p>	<p>Create a cultural legacy that authentically embraces and values Maori tikanga (customs) and te reo (the language) meaningfully that respects the kaitiakitanga (guardianship) of mana whenua and principles of te tiriti o Waitangi.</p>



Financial Performance Targets

(All amounts NZD\$'000)

	2027	2028	2029
Aeronautical and passenger-related income	\$12,300	\$12,700	\$13,000
Property related income	\$10,400	\$11,200	\$13,000
Operating profit before interest, tax and revaluations	\$3,200	\$3,800	\$5,000
Percentage of Non-Aeronautical Revenue	40%	40%	50%
Interest coverage	2.5x	2.5x	2.5x
Shareholder Funds	\$290,000	\$300,000	\$320,000



Governance

Governance

At all times the Group will behave in a professional and ethical manner in all its business dealings with its customers and stakeholders and strive to be an employer of choice in fostering a high performing organisation.

The Group is committed to its obligations under the Local Government Act 2002 to its employees, shareholders and the community, including climate change response and Te Tiriti o Waitangi.

The Board and Management will ensure all requirements of the Health & Safety at Work Act 2015 are maintained, including through the engagement of an independent consultant and audit processes to ensure the organisation and its subsidiary companies are maintaining compliant and best practice processes.

For commercial reasons, Titanium Park Limited operates as a subsidiary company, more recently with the WRAL directors as a transitional board. During the 2026 calendar year, the Group expects to finalise the property and funding strategy for Precinct North and address future Titanium Park board composition.

Shareholder value

The audited balance sheet of the WRAL Group as at 30 June 2025 shows shareholder equity of \$267million based on independent valuations of the Group's property, plant and equipment and investment property.

Dividends

The Directors recognise the importance of dividend payments to shareholders. The Directors will review the performance and outlook for the Group annually in accordance with the Group's dividend policy when considering any dividend.

Future investment proposals

If the Group wishes to subscribe for, purchase, or otherwise acquire shares in any other company or any other organisation, it can do so only after first obtaining approval from the majority of shareholders at either a General Meeting or at a Special Meeting convened for that purpose.

Major transactions in the WRAL Group are those that would result in 10% of the company's assets (by book value) being acquired or disposed by the Group annually before declaring any dividends.

There are no additional major transactions currently contemplated for which shareholders have not already been consulted over.

This statement is presented by the Directors in accordance with s.64(1) of the Local Government Act 2002 and sets out the Board's intentions for the Company and Group for the year ending 30 June 2027 and the succeeding two financial years.



Image: Experience Gold Coast



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7 Pūrongo me whakatau | Decision Reports

7.6 Civic Financial Services Limited - Director Nomination and AGM Proxy

CM No.: 3159620

Te Kaupapa | Purpose

To confirm Council making a Director nomination for the Civic Financial Services Limited Board and to delegate authority to the Chief Executive to exercise Council's voting rights at the upcoming Annual General Meeting of that company by way of completing proxy vote instructions.

Rāpopotonga Matua | Executive Summary

Council, as a shareholder of Civic Financial Services Limited (Civic), has the ability to make Director nominations and to vote at the upcoming Annual General Meeting of the company.

Civic plays an important role in the sector via its governance and administration of the SuperEasy KiwiSaver and Employer Superannuation schemes (11,000 members and \$688 million of funds under management), the Local Authority Protection Programme (LAPP) mutual liability underground infrastructure insurance arrangement, and the Riskpool and Civic Liability Pool mutual liability insurance schemes. Civic also provides strategic sponsorships of Taituarā national and regional events and conferences and overseas manager exchanges.

Civic has a Board of five Directors with two requiring re-election each year. Ken Morris, has been a Director on the Civic Board and the Local Government Mutual Funds Trustee Limited Board (Riskpool and Civic Liability Pool) for the past three years, and requires nomination for re-election. Due to the length and extent of work that he currently performs at Matamata-Piako District Council he is not considered an 'independent' director and therefore requires nomination by a member council. Given his relationship with Council, a nomination by Council is the most suitable means.

Ken has extensive financial, risk management and governance experience within the sector which makes him a strong candidate. He has worked in the sector for over 30 years in executive management, audit and consulting roles. His three years on the Board give him valuable insight and understanding that can continue to be leveraged into a new term. The Riskpool and Civic Liability Pool schemes are currently in active run-off and there are complex legal, accounting and reinsurance matters being worked through. In that context governance continuity is very important. Ken is a Chartered Accountant and Member of the Institute of Directors.

Given the relatively short time period of call for nominations and the closure date of 19 April 2026, Ken's nomination by Matamata-Piako District Council has already been actioned by the Chief Executive, following discussion with Elected Members. This report seeks to retrospectively confirm that decision, with a formal resolution, given the Chief Executive's delegations do not specifically provide for him to make such a nomination at his own discretion. It also seeks authority for the Chief Executive to exercise Council's voting rights at the Annual General Meeting.

Tūtohunga | Recommendation

That:

- 1. Council formally confirm its nomination of Ken Morris for re-election as a Director of Civic Financial Services Limited at its June 2026 Annual General Meeting.**
- 2. The Chief Executive be delegated authority to exercise Council's voting rights at that Annual General Meeting, in regard to the election of directors and in respect of any other matter being voted on, in consultation with the Mayor, and with the exercise of those voting rights to be by way of completion of the proxy form.**

Horopaki | Background

Matamata-Piako District Council has a 1.09% shareholding in Civic Financial Services Limited (Civic). Civic has a broad shareholding of 72 local authorities and TrustPower. Via a trustee relationship, Civic provides two restricted superannuation schemes to a membership of 11,000 local government employees and their families under SuperEasy KiwiSaver and SuperEasy Employer Scheme branding. Those schemes currently hold around \$688 million of funds under management. Civic itself provides governance oversight and full administration services for these superannuation schemes, and for a wider grouping of services which include the Local Authority Protection Programme (LAPP) Disaster fund, which provides mutual liability insurance cover for the underground infrastructure of 22 councils across the country; and Riskpool and Civic Liability Pool, mutual liability schemes providing public liability and professional indemnity cover across the sector. Civic is local government 'through-and-through' and performs an important partnership role in the sector with strategic sponsorships of Taituarā national and regional events and conferences and overseas manager exchanges.

Civic has a Board of five Directors with two of those Directors requiring re-election each year. Ken Morris, who has been engaged in a significant level of work with Council for the past 12 months, has been a Director on the Civic Board and the Local Government Mutual Funds Trustee Limited Board (Riskpool and Civic Liability Pool) for the past three years. He is due for re-election this year and requires nomination for re-election. Due to the length and extent of work that he currently performs at Matamata-Piako District Council he is not considered an 'independent' director and therefore requires nomination by a member council. Given his relationship with Council, a nomination by Council is the most suitable means.

Ngā Take/Kōrerorero | Issues/Discussion

Given the relatively short time period of call for nominations and the closure date of 19 April 2026, Ken's nomination by Matamata-Piako District Council has already been actioned by the Chief Executive, following discussion with Elected Members. This report seeks to retrospectively confirm that decision, with a formal resolution, given the Chief Executive's delegations do not specifically provide for him to make such a nomination at his own discretion.

Ken has extensive financial, risk management and governance experience within the sector which makes him a strong candidate. He has worked in the sector for over 30 years in executive management, audit and consulting roles. His three years on the Board give him valuable insight and understanding that can continue to be leveraged into a new term. The Riskpool and Civic Liability Pool schemes are currently in active run-off and there are complex legal, accounting and reinsurance matters being worked through. In that context governance continuity is very important. Ken is a Chartered Accountant and Member of the Institute of Directors.

The recommendation also provides authority for the Chief Executive to exercise Council's vote at the Annual General Meeting by way of completion of proxy instructions. It is suggested that the exercise of these voting rights be in consultation with Mayor Ash. Like the authority for nomination of a Director, this authority is sought on the basis that it isn't provided for in the Chief Executive's delegations.

Ngā Tāpiritanga | Attachments

There are no attachments for this report.

Ngā waitohu | Signatories

Author(s)	Kelly Reith Hautū Rangatōpū, Tāngata me ngā Hononga Group Manager Corporate, People & Relationships	
Approved by	Manaia Te Wiata Tumu Whakarae Chief Executive Officer	

7 Pūrongo me whakataurua | Decision Reports

7.7 2026 LGNZ Conference Attendance

CM No.: 3157628

Te Kaupapa | Purpose

The purpose of this report is to confirm attendance at the Local Government New Zealand Conference to be held in Rotorua from 29-31 July 2026.

Rāpopotonga Matua | Executive Summary

The LGNZ Conference, branded as "SuperLocal Te wānanga", is an annual event organised by Local Government New Zealand (LGNZ). It serves as a national gathering for local government leaders—including mayors, councillors, chief executives, and senior staff—as well as stakeholders from the private sector, central government, and community organisations.

SuperLocal is designed as a working conference, with sessions intended to support discussion, shared understanding and practical learning.

Over three days, the programme includes plenary sessions and breakout sessions focused on current issues facing local government, including reform, funding, governance and service delivery.

Tūtohunga | Recommendation

That:

- The Mayor, Deputy Mayor and CEO attend the 2026 Local Government Conference in Rotorua along with two/three additional Councillors.**

Horopaki | Background

Traditionally the Mayor, Deputy Mayor, Chief Executive Officer and two or three other Councillors have attended the conference (this is usually depending on the conference location).

Council has previously agreed that all newly elected Councillors in each triennium will have the opportunity to attend a conference within the three year period.

Ngā Tāpiritanga | Attachments

There are no attachments for this report.

Ngā waitohu | Signatories

Author(s)	Debbie Burge Kaiārahi Tautoko i te Koromatua me te Tumu Whakarae Executive Assistant to the Mayor & CEO	
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Approved by	Ash Tanner Koromatua Mayor	
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