

Mēneti Wātea | Open Minutes



Minutes of an ordinary meeting of Matamata-Piako District Council held in the Council Chambers, 35 Kenrick Street, TE AROHA on Wednesday 26 August 2026 at 9:00.

NGĀ MEMA | MEMBERSHIP

Tiamana | Chairperson: **Koromatua | Mayor**
Ash Tanner

Mema | Members: **Koromatua Tautoko | Deputy Mayor**
James Sainsbury
Kaunihera ā-Rohe | District Councillors
Vincent Andersen
Grace Bonnar
Bruce Dewhurst
Tyrel Glass
Dayne Horne
Greg Marshall
Andrew McGiven
James Thomas
Gary Thompson
Sailimalo Rewiti Vaimoso
Sue Whiting

An audio-visual recording of the open session of the meeting is available on Matamata-Piako District Council's website and YouTube channel.

Visit <https://www.mpd.govt.nz/live-stream> for the most recent meeting livestream.

Recording	Document Reference#
Council – 26 August 2026	3212058, 3212060

Minutes prepared by:

Stephanie Hutchins

Kaitohu Mātāmua Kāwana | Senior Governance Advisor

Ngā whakapāha | Apologies

Name	Position/Organisation
Dayne Horne	Councillor, Morrinsville Ward, Matamata-Piako District Council

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

There were no members present via audio/visual link

Kaimahi i reira | Staff Present

Name	Title	Item No.
Mania Te Wiata	Tumu Whakarae Chief Executive Officer	
Stephanie Hutchins	Kaitohu Mātāmua Kāwana Senior Governance Advisor	
Ken Morris	Mōrearea, Kai-whakahaere ā Pakihi hoki Risk and Business Excellence Advisor	7.1
Niall Baker	Kaiārahi Tima Kaupapahere Policy Team Leader	7.2
Susanne Kampshof	Pou Rawa me ngā Kaupapa Assets and Projects Manager	7.3,7.4,7.5
Olivia Picard	Kaitohu Kaupapahere Policy Advisor	7.5, 7.10
Ron	Kaitohu Para Totoka Solid Waste Technical Advisor	7.5
Romario Pereira	Kaiārahi Para Māro Solid Waste Lead	7.5
Carolyn McAlley	Kaitohu Tipu me te Kaupapahere Whakamahere Matua Senior Growth and Planning Policy Advisor	7.6
Manisha Tritscher	Kaitohu Kaupapahere Policy Advisor	7.7, 7.9
Sandra Harris	Pou Kaupapahere me te Kāwana Policy and Governance Manager	7.7, 7.13
Anne Gummer	Kaitohu Kaupapahere Mātāmua Senior Policy Advisor	7.8
Kelly Reith	Hautū Tāngata me te Tutukinga Group Manager People and Performance	7.8
Greg Hall	Project Manager	7.11, 7.12
Ally van Kuijk	Hautū Kaitiaki, Rāngai Mahitahi me te Whakawhanake Group Manager Kaitiaki, Partnerships and Develo	7.14
Lance Gwynne	Pou KVS KVS Manager	8.1
Todd Makeham	Pou o ngā Paparēhia me ngā Mahi Parks & Works Manager	8.1
Fiona Vessey	Hautū Hanganga me ngā Wāhi Hapori Group Manager Community Places and Infrastructure	8.1
Anne Gummer	Kaitohu Kaupapahere Mātāmua Senior Policy Advisor	8.2
Jayshree Kanji	Kaitohu Tipu me te Kaupapahere Whakamahere Growth and Planning Policy Advisor	8.3
Debbie Burge	Kaiārahi Tautoko i te Koromatua me te Tumu Whakarae Executive Assistant to the Mayor & CEO	C1

I reira | In Attendance

Name	Position/Organisation	Item	Time In	Time Out
Marius Rademeyer	Resource Management Consultancy Ltd	7.6	10.52am	11.00am

1 Whakatūwheratanga o te hui | Meeting Opening

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

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

Apology

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That the apology from Councillor Dayne Horne be accepted and leave of absence from the meeting be granted.

That the apology for lateness be accepted from Councillor Sue Whiting. Councillor Sue Whiting entered the meeting at 9.15am.

Resolution number CO/2026/00001

Moved by: Deputy Mayor J Sainsbury

Seconded by: Cr G Thompson

KUA MANA | CARRIED

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

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

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

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

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

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

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

4 Whāki pānga | Declaration of interest

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

5 Whakaaetanga mēneti | Confirmation of minutes

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That the minutes of the meeting of the Extraordinary meeting of Matamata-Piako District Council held on Tuesday, 4 August 2026, be confirmed as a true and correct record of the meeting.

Resolution number CO/2026/00002

Moved by: Cr A McGiven

Seconded by: Cr T Glass

KUA MANA | CARRIED

6 Take i puta mai | Public Forum

There were no speakers to the public forum.

7 Pūrongo me whakatau | Decision Reports

7.1 Debt Transfer to Waikato Waters Limited

CM No.: 3211036

Te Kaupapa | Purpose

To secure Council authority for the Chief Executive Officer and Group Manager People and Performance (Chief Financial Officer) to sign the required Initial Council Debt Notice ('debt notice') on behalf of Council; and if necessary, to provide discretion for those same officers to agree in that debt notice for a smaller residual amount of debt (at this stage up to \$15.5 million), to remain on Council's balance sheet through to maturity in October 2027 and April 2029, provided retention of that debt is supported by the expert advice of Council's Treasury advisors, PWC, and is in the interests of seeking to achieve optimal cost outcome for our water, wastewater and other ratepayers.

Rāpopotonga Matua | Executive Summary

Council is fast approaching the 1 September 2026 deadline for submitting its initial debt notice to Waikato Waters Limited (WWL), enabling WWL to honour their agreed commitment of settling (ie extinguishing) Council's water and wastewater related debt on the agreed transfer date of 1 October 2026, through either novating Council debt into WWL's name or through cash settlement.

As that date approaches significant work is still progressing on both confirming the quantum of the debt, and the means of settling it. The first of those matters is being assisted by an independent assurance engagement which will test the methodology and calculations, giving both WWL and Council assurance that an appropriate quantum of settlement is being made. The second matter is being greatly assisted by the expert advice of Council's Treasury advisors and will also need further negotiation and agreement with WWL.

This report is intended to give Council an understanding of this matter and what is still to be worked through. It seeks authority for the Chief Executive Officer and Group Manager People and Performance to sign the initial debt notice on behalf of Council, with discretion in that authority to agree a smaller amount (at this stage potentially \$15.5m) of debt to be retained on Council's balance sheet for up to two-and-a-half-years, with equivalent cash settlement from WWL that can be held in term deposits at locked in rates to repay that debt on maturity. That scenario makes sense as a means of avoiding what would otherwise be significant break costs, provided it does not have undue adverse impact on Council's ability to pursue its own prudent treasury practices over the time period that this 'economically novated' debt remains. The issues / discussions section of this report provides further information on this.

The recommended resolution requires the exercise of the discretion to be supported by the expert advice of Council's Treasury advisors and the seeking of optimal cost outcome for our water, wastewater and other ratepayers.

Tūtohunga | Recommendation

That:

1. Council provides authority for the Chief Executive Officer and Group Manager People and Performance to sign the required Initial Council Debt Notice ('debt notice') on behalf of Council, noting that this debt notice is due by 1 September 2026; and
2. In providing this authority, Council provides discretion for those same officers to agree in that debt notice for a smaller residual amount of debt (at this stage up to \$15.5 million), to remain on Council's balance sheet through to maturity in October 2027 and April 2029, provided retention of that debt is supported by the expert advice of Council's Treasury advisors, PWC, and is in the interests of seeking the achievement of optimal cost outcome for our water, wastewater and other ratepayers.
3. Officers will report back to Council in due course on the exercise of this authority.

WHAKATAUNGA A TE KAUNIHĒRA | COUNCIL RESOLUTION

That:

1. Council provides authority for the Chief Executive Officer and Group Manager People and Performance to sign the required Initial Council Debt Notice ('debt notice') on behalf of Council, noting that this debt notice is due by 1 September 2026.
2. In providing this authority, Council provides discretion for those same officers, in consultation with the Mayor, to agree in that debt notice means of settlement of that debt, provided this is supported by the expert advice of Council's Treasury advisors, PWC, and is in the interests of seeking the achievement of optimal outcome for our water, wastewater and other ratepayers; and
3. Officers will report back to Council in due course on the exercise of this authority.

Resolution number CO/2026/00003

Moved by: Cr G Thompson

Seconded by: Deputy Mayor J Sainsbury

KUA MANA | CARRIED

ATTACHMENTS

- A Item 7.1 - Delegation to staff for Local Government Act consultations - WWL Debt Settlement

7.2 Legislative consistency review of Water Services Bylaws

CM No.: 3209749

Te Kaupapa | Purpose

To seek Council approval of the initial legislative consistency review of Council's water services bylaws (Wastewater, Water Supply and Trade Waste Bylaw) under section 263 of the Local Government (Water Services) Act 2025, and to progress the next steps required under the Memorandum of Understanding relating to Water Services Bylaws.

Rāpopotonga Matua | Executive Summary

At its meeting on 29 July 2026 Council delegated some bylaw powers and functions to Waikato Waters through the draft Memorandum of Understanding between Waikato Waters and other participating Councils. Following the transition of water and wastewater services to Waikato Waters from 1 October 2026, Council will retain its ability to make, amend or revoke a bylaw.

The Local Government (Water Services) Act 2025 requires Council to complete an initial review of each water services bylaw that applies within the district to determine whether those bylaws are consistent with the new statutory water services framework.

Under the Memorandum of Understanding, Council needs to provide a legislative consistency review of its water services bylaws to the Bylaw Coordination Group by 1 September 2026.

A desktop legislative consistency assessment has been completed for the existing Wastewater Bylaw, Water Supply Bylaw, and Trade Waste Bylaw. The assessment found that the technical and operational intent of the bylaws remains largely appropriate, but a number of administrative, legislative and governance provisions require updating. A review of the Stormwater Bylaw will be done at a later date.

The main matters identified are references to Council as the direct water services provider, outdated legislative references, enforcement and infringement provisions, charging provisions, approval and delegation powers, and definitions and terminology.

The review does not complete the full statutory review process under section 263 of the Local Government (Water Services) Act 2025. Further steps are still required, including inviting Waikato Waters to propose new or amended bylaws, considering any proposal received, determining whether bylaws should be confirmed, amended, revoked or replaced, and preparing a plan where required.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

- 1. The information be received.**
- 2. Council agrees it has the following water services bylaws that must be reviewed pursuant to section 263 of the Local Government (Water Services) Act:**
 - a) Wastewater Bylaw 2008**
 - b) Water Supply Bylaw 2008**
 - c) Trade Waste Bylaw 2020**
 - d) Stormwater Bylaw 2009**
- 3. Council agrees that the Wastewater Bylaw 2008, Water Supply Bylaw 2008 and Trade Waste Bylaw 2020 are not consistent with the requirements of the Local Government (Water Services) Act for the reasons set out in attached review.**
- 4. Council approves submitting the consistency review to the Water Services Bylaws Coordination Group by 1 September 2026 in accordance with the Memorandum of Understanding relating to Water Services Bylaws.**
- 5. Council authorises the Chief Executive to make minor editorial amendments to the consistency review before submission, provided those amendments do not materially alter the findings of the review.**
- 6. Council agrees to invite Waikato Waters Limited to propose new bylaws, or an amendment to the existing Wastewater Bylaw 2008, Water Supply Bylaw 2008 and Trade Waste Bylaw 2020, pursuant to section 263(4)(a) of the Local Government (Water Services) Act;**
- 7. Notes that following a proposal from Waikato Water Limited, staff will seek further decisions from Council in relation to all water services bylaws as part the review process in accordance with the Act;**
- 8. Notes that the Stormwater Bylaw and Introductory Bylaw consistency review will follow this process at a later date.**

Resolution number CO/2026/00004

Moved by: Deputy Mayor J Sainsbury

Seconded by: Cr A McGiven

KUA MANA | CARRIED

7.3 Road Naming: Two Private Lanes for Lockerbie Lifestyle, off Morrinsville-Tahuna Rd, Morrinsville

CM No.: 3209270

Te Kaupapa | Purpose

Council is responsible and has the power under sections 319, 319A and 319B of the Local Government Act 1974 to name formed roads, including private lanes, that are intended for the use of the public generally, and for the numbering of land and buildings.

Rāpopotonga Matua | Executive Summary

Kilroy Group applied to council to name two new private lanes as part of the Lockerbie Lifestyle subdivision development situated off Morrinsville -Tahuna Road.

The development is to be completed in stages – stage 1: comprising the majority of the internal roading and lots, and Stage 2 forming an extension of the primary internal road.

Once complete, the Lockerbie Lifestyle subdivision zoned rural residential will comprise 46-lots totalling an area of 18.1 Hectares – designed to provide low-density residential housing that integrates well with the rural environment.

This subdivision maintains amenity values, integrates with natural features, and provides for future growth in a coordinated manner. Presently, roads to be named comprise a principal road and a side road (both shown in the scheme plan). There is also a Masterplan included that visually demonstrates proposed dwelling sites.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

1. Council approves the naming of two new private lanes: principally (Homestead Lane) and the side road (Settlers Lane), per the scheme plan.

Resolution number CO/2026/00005

Moved by: Cr S Whiting

Seconded by: Cr J Thomas

KUA MANA | CARRIED

7.4 Proposed Speed Limit Change on Avenue Road North and Snell Street in Morrinsville

CM No.: 3201960

Te Kaupapa | Purpose

To seek approval to commence the process required under the Land Transport Rule: Setting of Speed Limits 2024 to reduce the speed limit on Avenue Road North and Snell Street, Morrinsville, from 70 km/h to 50 km/h.

Rāpopotonga Matua | Executive Summary

Approval is sought to begin the statutory process to review the speed limit on Avenue Road North and Snell Street, Morrinsville. The proposal is to consult on reducing the current posted speed limit from 70 km/h to 50 km/h, reflecting the increasingly urban function of this corridor, recent pedestrian infrastructure improvements, planned future corridor upgrades, community safety concerns and traffic count data showing increased vehicle volumes over time.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

1. Council receives the report.
2. Council approves commencement of the statutory process to review the speed limit on Avenue Road North and Snell Street, Morrinsville.
3. Council approves preparation of the required consultation material and Cost-Benefit Disclosure Statement in accordance with the Land Transport Rule: Setting of Speed Limits 2024.
4. Council authorises public consultation on a proposal to reduce the speed limit from 70 km/h to 50 km/h, following completion of the required technical assessment and preparation of consultation material in accordance with the Land Transport Rule: Setting of Speed Limits 2024.

Resolution number CO/2026/00006

Moved by: Cr J Thomas

Seconded by: Deputy Mayor J Sainsbury

KUA MANA | CARRIED

7.5 Waste Assessment 2026 and Draft Waste Management and Minimisation Plan 2027 for Consultation

CM No.: 3183658

Te Kaupapa | Purpose

The purpose of this report is for Council to:

- receive the Waste Assessment and have regard to it when considering the Waste Management and Minimisation Plan 2027
- confirm that the current Waste Management and Minimisation Plan should be replaced, and adopt the draft Waste Management and Minimisation Plan 2027 and Statement of Proposal for consultation.

Rāpopotonga Matua | Executive Summary

This report is provided for Council to formally receive its 2026 Waste Assessment, completed in accordance with section 51 of the Waste Minimisation Act 2008, including feedback from the Medical Officer of Health, and to adopt the draft Waste Management and Minimisation Plan 2027 for public consultation.

The Waste Assessment provides the statutory evidence base for reviewing the current Waste Management and Minimisation Plan. A draft Waste Management and Minimisation Plan 2027 has been prepared for consultation, reflecting the findings of the Waste Assessment and the current priorities identified through the Solid Waste Asset Management Plan and Long Term Plan 2027–37 planning process.

The draft Waste Management and Minimisation Plan 2027 and Statement of Proposal will be circulated to elected members prior to the meeting to allow time for review before Council considers adopting it for consultation.

Tūtohunga | Recommendation

That:

1. Council receives the Waste Assessment 2026, prepared under section 51 of the Waste Minimisation Act 2008, including the feedback received from the Medical Officer of Health.
2. Council has regard to the Waste Assessment 2026 when considering the draft Waste Management and Minimisation Plan 2027.
3. Council adopts the Draft Waste Management and Minimisation Plan 2027 and Statement of Proposal for public consultation from 2 September to 2 October 2026 using the special consultative procedure under section 83 of the Local Government Act 2002.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

1. Council receives the Waste Assessment 2026, prepared under section 51 of the Waste Minimisation Act 2008, including the feedback received from the Medical Officer of Health.
2. Council has regard to the Waste Assessment 2026 when considering the draft Waste Management and Minimisation Plan 2027.
3. Council adopts the Draft Waste Management and Minimisation Plan 2027 and Statement of Proposal for public consultation from 2 September to 2 October 2026 using the special consultative procedure under section 83 of the Local Government Act 2002, subject to an amendment to hold a hearing for people to present their views to elected members.
4. Council authorises staff to make any minor amendments required.

Resolution number CO/2026/00007

Moved by: Deputy Mayor J Sainsbury

Seconded by: Cr A McGiven

KUA MANA | CARRIED

ATTACHMENTS

- A Additional Attachment - Item 7.5 - Statement of Proposal Waste Management and Minimisation Plan 2027 - for Council approval
- B Additional Attachment - Item 7.5 - Draft Waste Management and Minimisation Plan 2027 (WMMP) for Council

7.6 Private Plan Change 62 - Decision to accept and notify

CM No.: 3178512

Te Kaupapa | Purpose

Bloxam Burnett & Olliver (“BBO”) on behalf of Calcutta Farms No. 2 Limited (Requestor) has requested a change (Private Plan Change) to the Operative Matamata-Piako District Plan (MPDP) in relation to approximately 20 ha of land at the eastern entrance to Matamata, on the southern side of Tauranga Road (State Highway 24), opposite the existing Mangawhero Road Industrial Area. The Requestor is seeking to turn the Rural Zoned land to General Industrial Zone (“GIZ”).

Part 2 of Schedule 1 of the Resource Management Act 1991 (RMA or “the Act”) sets out the procedural matters for dealing with such a request. The Council must first consider how to progress the request. Clause 25 of Schedule 1 allows the Council to reject the request, treat the request as if it were an application for a resource consent, adopt the request or accept the request. The purpose of this report is to discuss the merits of each option and recommend a preferred course of action to the Council.

Rāpopotonga Matua | Executive Summary

The site subject to the Plan Change Request comprises a portion (less than half) of the 49ha land area originally proposed by Calcutta to be rezoned to industrial use under Private Plan Change 57 (PPC 57). This former Plan Change Request was accepted by the Council and notified for submissions/ further submissions in 2022/23 (refer to Figure 1).

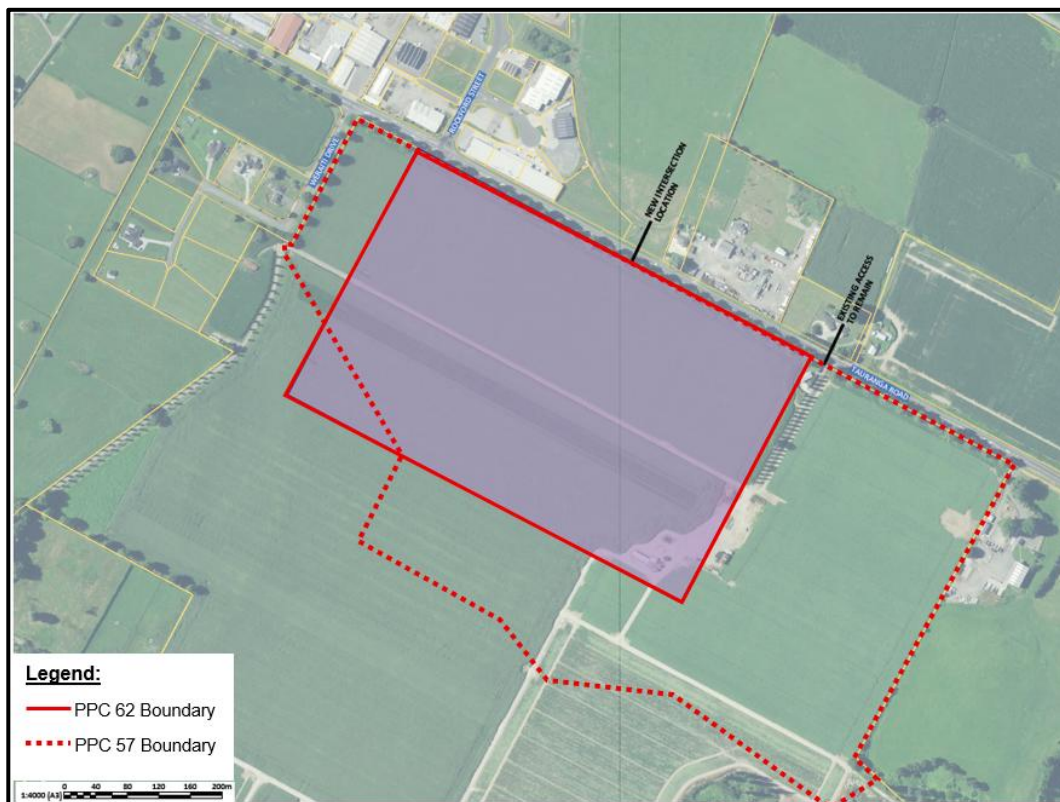


Figure 1: PPC57 and PPC 62 Plan Change Areas – Source: Compiled from MPDC records

PPC 57 did not progress to a decision within the statutory timeframe under Schedule 1 of the RMA and is superseded by this plan change request, which has been termed Private Plan Change 62 - Calcutta (PPC 62).

The primary objective of PPC 62 is to offer additional industrial land, to address a projected shortfall in the southern part of the district (i.e. Matamata and Waharoa).

The Private Plan Change proposes to adopt the rule framework for the General Industrial Zone (GIZ) in the District Plan (with minor changes), and to schedule some of the iconic Pin Oak trees along SH 24 as protected within Schedule 3 of the District Plan. The proposed zoning is to be “anchored” by means of a Development Area Plan (DAP) that will “lock-in” key requirements to guide future development of the Site. PPC 62 introduces the concept of a “key transport corridor” with proposed amenity controls to apply at the industrial interface with significant roads (for routes nominated on a DAP in a future plan change request).

The Private Plan Change Request is supported by a comprehensive set of technical and planning assessments. Planning staff have reviewed the Private Plan Change Request under the statutory requirements and have also commissioned technical reviews in relation to aspects of the proposal.

This report summarises staff’s review, the options for dealing with the application, and recommends that Council **accepts** the Request for notification.

Tūtohunga | Recommendation

That:

- 1. The Proposed (Private) Plan Change 62 – “Calcutta (Version 2) Industrial Zone Plan Change, Matamata” is accepted by Council in accordance with clause 25(2)(b) of Part 2 of Schedule 1 of the Resource Management Act 1991.**
- 2. The Council resolves, in accordance with Section 34A of the Resource Management Act 1991, to delegate the authority to decide the notification requirements for Proposed Private Plan Change 62 - “Calcutta (Version 2) Industrial Zone Plan Change, Matamata” to the Group Manager Growth and Regulation or the Planning Manager.**
- 3. The CEO and Group Manager for Growth and Regulation are authorised to appoint an independent hearings commission of up to three people, one of which has a chair endorsement; and**
- 4. The hearing of submissions (if any) and decision making of the plan change is delegated to the independent hearings commission.**

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

1. The Proposed (Private) Plan Change 62 – “Calcutta (Version 2) Industrial Zone Plan Change, Matamata” is accepted by Council in accordance with clause 25(2)(b) of Part 2 of Schedule 1 of the Resource Management Act 1991, including any minor administration corrections and a final revised cultural values assessment if provided by the Requestor prior to notification.
2. The Council resolves, in accordance with Section 34A of the Resource Management Act 1991, to delegate the authority to decide the notification requirements for Proposed Private Plan Change 62 - “Calcutta (Version 2) Industrial Zone Plan Change, Matamata” to the Group Manager Growth and Regulation or the Planning Manager.
3. The CEO and Group Manager for Growth and Regulation are authorised to appoint an independent hearings commission of up to three people, one of which has a chair endorsement; and
4. The hearing of submissions (if any) and decision making of the plan change is delegated to the independent hearings commission.

Resolution number CO/2026/00008

Moved by: Deputy Mayor J Sainsbury

Seconded by: Cr S Whiting

KUA MANA | CARRIED

ATTACHMENTS

- A Presentation - Item 7.6 - Private Plan Change 62 - Decision to accept and notify

Item 7.6 - Private Plan Change 62 - Decision to accept and notify considered after Item 7.13 - Delegation to staff for Local Government Act consultations.

7.7 Adoption of Mayoral Fund and Mayoral Disaster Relief Fund Policies

CM No.: 3163840

Te Kaupapa | Purpose

The purpose of this report is for Council to consider and adopt the:

- Mayoral Fund Policy 2026; and
- Mayoral Disaster Relief Fund Policy 2026.

Rāpopotonga Matua | Executive Summary

The Mayoral Fund Policy and the Mayoral Disaster Relief Fund Policy provide guidance on the establishment, administration and management of their respective funds.

The Mayor receives regular requests for grants, donations and financial assistance to support ad-hoc projects and community initiatives. While many requests are dealt with through applications for other Council provided or administered grants, the Mayor has the discretion to allocate funding from the Mayoral Fund in accordance with this Policy.

The Mayoral Disaster Relief Fund enables the distribution of one-off financial assistance to individuals, families, small businesses, community organisations, and marae who have been adversely affected by a disaster event, where there is a clear and genuine need for support. There is currently no Council grant funding allocated; contributions to the Fund may be made by Council, the public, community groups and organisations. The Government may also provide a financial contribution following an emergency event.

These policies are due for their three-yearly review. The draft policies were reviewed by staff, workshopped with Council on 3 June 2026 and the Risk and Assurance Committee on 16 June 2026, and feedback has been incorporated.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

1. The report be received.
2. The Mayoral Fund Policy 2026 be adopted by Council.
3. The Mayoral Disaster Relief Fund Policy 2026 be adopted by Council.
4. Staff be authorised to make minor amendments where necessary.

Resolution number CO/2026/00009

Moved by: Deputy Mayor J Sainsbury

Seconded by: Cr G Marshall

KUA MANA | CARRIED

7.8 Adoption of the Draft Manaaki Whenua, Manaaki Tangata - Climate Resilience Strategy for Public Consultation

CM No.: 3163493

Te Kaupapa | Purpose

The purpose of this report is to present the draft Manaaki Whenua, Manaaki Tangata - Climate Resilience Strategy for Council adoption for public consultation.

Rāpopotonga Matua | Executive Summary

The draft Manaaki Whenua, Manaaki Tangata - Climate Resilience Strategy (Strategy) sets out how Council will respond to climate-related risks to ensure we can continue to provide essential services and support communities to adapt and thrive.

The Strategy focuses on understanding and communicating local climate risks, investing in practical, cost-effective measures that reduce impacts on Council infrastructure and communities, and ensuring effective adaptation, preparedness and response to extreme weather events. It has been developed collaboratively between Council and Te Manawhenua Forum, with key input from a working group of elected members, Forum representatives, and executive staff, and informed by community feedback and organisational expertise.

Adoption of the Strategy will provide Council with a clear framework for building long-term resilience and supporting the wellbeing of current and future generations.

Tūtohunga | Recommendation

That:

1. Council receives the report.
2. Council adopts the draft Manaaki Whenua, Manaaki Tangata - Climate Resilience Strategy for public consultation.
3. Council adopts the Statement of Proposal – Climate Resilience Strategy for public consultation.
4. Council authorises staff to make any minor amendments required.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

- 1. Council receives the report.**
- 2. Council adopts the draft Manaaki Whenua, Manaaki Tangata - Climate Resilience Strategy for public consultation.**
- 3. Council adopts the Statement of Proposal – Climate Resilience Strategy for public consultation, subject to an amendment to hold a hearing for people to present their views to elected members.**
- 4. Council authorises staff to make any minor amendments required.**

Resolution number CO/2026/00010

Moved by: Cr G Thompson

Seconded by: Cr G Bonnar

KUA MANA | CARRIED

7.9 Adoption of Multi and Single-Year Community Grants Policy 2027 and Natural, Cultural and Built Heritage Grant Policy 2027

CM No.: 3210756

Te Kaupapa | Purpose

The purpose of this report is for Council to consider adoption of the following reviewed grant policies:

- Multi and Single-Year Community Grants Policy 2027; and
- Natural, Cultural and Built Heritage Grant Policy 2027.

Rāpopotonga Matua | Executive Summary

Grants are an important tool for Council to deliver on its vision and community outcomes. Council currently offers multiple grant programmes to groups and individuals in the community. Three of which are outlined below.

Multi-Year Community Grants support the ongoing operation and management of essential community facilities, infrastructure and services that deliver continuing public benefit over multiple years.

Single-Year Community Grants support one-off projects, services, programmes, activities or events that have a defined start and finish date and are not part of an organisation's core operational costs.

Natural, Cultural and Built Heritage Grants support the protection, conservation and promotion of heritage values. They help fund plans, reports, projects and resource consent costs.

A review of Council's grant policies is undertaken every three-years in line with the Long Term Plan (LTP) to ensure they remain current, fit for purpose, and aligned with Council's expectations. The draft policies were developed by staff based on Council direction and workshopped with Council on 12 August 2026.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

1. The report be received.
2. The reviewed Multi and Single-Year Community Grants Policy 2027 be adopted by Council.
3. The reviewed Natural, Cultural and Built Heritage Policy 2027 be adopted by Council.
4. Staff be authorised to make minor amendments where necessary.

Resolution number CO/2026/00011

Moved by: Cr A McGiven

Seconded by: Cr B Dewhurst

KUA MANA | CARRIED

7.10 Adoption of draft Significance and Engagement Policy 2026

CM No.: 3211949

Te Kaupapa | Purpose

The purpose of this report is for Council to:

- review the draft Significance and Engagement Policy 2026 in accordance with the Local Government Act 2002 and the Local Government (Water Services) Act 2025.
- adopt the draft Significance and Engagement Policy 2026 for consultation or adopt without consultation determining it has sufficient information about community interests and preferences.

Rāpopotonga Matua | Executive Summary

This Policy is required by the Local Government Act 2002 and is typically reviewed as part of the Long Term Plan cycle. It was last reviewed in 2023 and is scheduled for review again in 2026 alongside the Long Term Plan process.

In addition to the usual review process, Council is required to amend its Significance and Engagement Policy under the Local Government (Water Services) Act 2025 to reflect the transition of Council's water and wastewater assets to Waikato Waters Ltd from 1 October 2026.

Staff have reviewed the Policy and Council have discussed mandatory and additional amendments at the 5 August 2026 workshop.

The proposed policy and statement of proposal will be circulated separately.

Tūtohunga | Recommendation

That:

1. **OPTION 1 – Adopt the Policy for consultation**

- a) The information is received;
- b) Council adopts the draft Significance and Engagement Policy 2026 for consultation;
- c) Council adopts the Statement of Proposal for consultation.

OR

2. **OPTION 2 – Adopt the Policy without consultation**

- a) The information is received;
- b) Council determines that it has sufficient information about community interests and preferences to enable the purpose of the policy to be achieved and adopts the updated Significance and Engagement Policy 2026 without consultation;
- c) The Policy comes into force from 1 September 2026.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

2. OPTION 2 – Adopt the Policy without consultation

- a) The information is received;
- b) Council determines that it has sufficient information about community interests and preferences to enable the purpose of the policy to be achieved and adopts the updated Significance and Engagement Policy 2026 without consultation;
- c) Staff authorised to make any minor amendments including updating of clause 9 of the policy to enable Council to allow on-balance consideration of the significance of a stormwater contract
- d) The Policy comes into force from 1 September 2026.

Resolution number CO/2026/00012

Moved by: Cr B Dewhurst

Seconded by: Cr G Marshall

KUA MANA | CARRIED

ATTACHMENTS

- A Additional Attachment Item 7.10 - Statement of Proposal Significance and Engagement Policy 2026
- B Additional Attachment Item 7.10 - Draft Significance and Engagement Policy 2026

7.11 Te Aroha Destination Playground

CM No.: 3206482

Te Kaupapa | Purpose

The purpose of this report is to seek Council approval to proceed to community consultation on the preferred location, play activities, themes, and key design considerations for future destination playground investment in Te Aroha, before a final location decision is made.

Rāpopotonga Matua | Executive Summary

The 2024-34 Long Term Plan allocated \$1.5M towards a destination playground for Te Aroha in the 2026-27 Financial Year.

Council Staff have undertaken a desktop review of existing parks and reserves in Te Aroha and have identified Te Aroha Domain and Boyd Park as potential locations for the destination playground. The report outlines the advantages, disadvantages, and risks associated with each site.

Te Aroha Domain best aligns with existing visitor demand, tourism activity, town centre proximity, and community identity, but has higher delivery risk and cost uncertainty.

Boyd Park offers stronger development flexibility, lower construction complexity, expansion capacity, and likely better value for money, but has less certainty around demand and direct town centre benefit.

The decision about the playground location requires Council to balance strategic impact against affordability, risk, deliverability, and long-term community outcomes. Officers recommend proceeding to community consultation so that community feedback can inform the preferred location, play activities, themes, and key design considerations before Council makes a final location decision.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

1. The report be received;
2. Council approves proceeding to a two-stage community consultation process on the preferred location, play activities, themes, and key design considerations for future destination playground investment in Te Aroha before making a final location decision.
3. Staff will report the consultation outcomes and any refined option analysis back to Council for further direction before a final location decision is made.

Resolution number CO/2026/00013

Moved by: Cr G Bonnar
Seconded by: Cr G Marshall

KUA MANA | CARRIED

7.12 Community Facilities Bulk Fund Projects 2026/27

CM No.: 3209863

Te Kaupapa | Purpose

The purpose of this report is to obtain Council approval for the proposed projects to be funded out of the Bulk Funds for 2026/27 year.

Rāpopotonga Matua | Executive Summary

The Long Term Plan 2024–2034 allocates \$141,000 each year to Bulk Fund projects across the Community Facilities & Properties asset groups. This funding is intended for small to medium-sized capital projects within the Community Facilities and Property Activity group. It may also be used for renewal works where there is no dedicated renewal budget, or where the renewal cost is expected to exceed the available budget.

The \$141,000 allocated for the 2025/26 financial year was carried forward into 2026/27, bringing the total available Bulk Fund budget for 2026/27 to \$282,000.

Staff have identified and scoped a number of potential projects, including indicative cost estimates. The projects have been assessed and prioritised using the Bulk Fund assessment criteria.

Council is asked to consider the proposed project list and approve the priority projects to be funded in the 2026/27 financial year, including a 15% contingency. It is recommended that Council allocates funding to the projects as assessed by staff and retains the remaining Bulk Fund budget for potential projects that may arise later in the financial year.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

1. The report is received;
2. Council approves the list of proposed projects to be funded out of the Bulk Fund in the financial year 2026/27;
3. Council approve 15% contingency for the proposed projects;
4. Council agrees to leave \$120,860.85 in the Bulk Fund budget for potential projects later in the financial year, and authorises the Assets & Projects Manager, at their discretion, to top up capital project shortfalls from this budget without requiring further Council approval, to assist in preventing project delays due to budget constraints.

Resolution number CO/2026/00014

Moved by: Cr A McGiven

Seconded by: Deputy Mayor J Sainsbury

KUA MANA | CARRIED

ATTACHMENTS

- A 2026-27 Bulk Fund - Hanna St Reserve Path Renewals - Checklist & Activity Brief
- B 2026-27 Hanna St Reserve - Footpath renewal - Proposal Summary

7.13 Delegation to staff for Local Government Act consultations

CM No.: 3211537

Te Kaupapa | Purpose

The purpose of this report is

- to provide information to Council on the legislative requirements for people to present their views verbally or New Zealand Sign Language to Council or any delegated representative.
- for Council to consider delegating to nominated Council staff/teams so they can act as Council's delegated representatives where required.

Tūtohunga | Recommendation

That:

1. Council delegates the ability for people to present their views to Council in a manner that allows verbal (or New Zealand sign language) interaction between the person and Council staff acting as representatives of Council (including asking questions and receiving information) as listed below under Schedule 7 (32) of the Local Government Act 2002:
 - Policy and Governance Team;
 - Communications and Engagement Team;
 - Assets and Projects Team;
 - Chief Executive and Group Managers.
2. Where a position/team name changes without substantial changes being made to the position/team (in respect of the function to which the delegation relates), that any current delegations are transferred.
3. The delegation will remain in-place for the remainder of the triennium.
4. For the avoidance of doubt, this delegation only applies to consultations required under the Local Government Act 2002. Council retains all its powers as required under Schedule 7 (32)1) of the Local Government Act 2002. The delegation does not extend to the consideration of the feedback or making decisions on the issues which remains with Council.
5. Council notes that, where possible, Elected Members will be present with staff to provide an opportunity for people to present their views to an elected representative of Council.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

1. Council delegates the ability for people to present their views to Council in a manner that allows verbal (or New Zealand sign language) interaction between the person and Council staff acting as representatives of Council (including asking questions and receiving information) as listed below under Schedule 7 (32) of the Local Government Act 2002:
 - a. Policy and Governance Team;
 - b. Communications and Engagement Team;
 - c. Assets and Projects Team;
 - d. Chief Executive and Group Managers.
2. Where a position/team name changes without substantial changes being made to the position/team (in respect of the function to which the delegation relates), that any current delegations are transferred.
3. The above delegation applies on a case by case basis, in circumstances approved by Council. The delegation will remain in-place for the remainder of the triennium.
4. For the avoidance of doubt, this delegation only applies to consultations required under the Local Government Act 2002. Council retains all its powers as required under Schedule 7 (32)1) of the Local Government Act 2002. The delegation does not extend to the consideration of the feedback or making decisions on the issues which remains with Council.
5. Council notes that, where possible, Elected Members will be present with staff to provide an opportunity for people to present their views to an elected representative of Council.

Resolution number CO/2026/00015

Moved by: Cr S Whiting

Seconded by: Cr G Bonnar

KUA MANA | CARRIED

Item 7.13 - Delegation to staff for Local Government Act consultations considered after Item 8.1 – Staff Long Service Presentation.

7.14 Controllers Endorsement

CM No.: 3211609

Te Kaupapa | Purpose

The purpose of this report is to seek Council's endorsement of Andy BuBear and Ryan Johnston as Tier 3 Local Controllers for Matamata Piako District Council, in accordance with section 27 of the Civil Defence Emergency Management Act 2002 and the Waikato CDEM Controller Policy.

Rāpopotonga Matua | Executive Summary

Section 27(1) of the Civil Defence Emergency Management Act 2002 enables a Civil Defence Emergency Management Group to appoint one or more Local Controllers. Local Controllers may carry out functions or duties directed or delegated by the Group Controller and may exercise Controller powers within the area for which they are appointed, including the powers set out in sections 86 to 94 of the Act. During an emergency, a Local Controller must follow any directions given by the Group Controller. The Waikato CDEM Controller Policy sets out the regional process for appointing and endorsing Local Controllers.

The Waikato Civil Defence Emergency Management Group Joint Committee at its meeting in June 2026 approved Andy BuBear and Ryan Johnston as Tier 3 Local Controllers for Matamata-Piako District Council. Council is now required to endorse Andy and Ryan to act as Local Controllers for MPDC. It is also noted that Andy BuBear has separately been approved as a Tier 1 Group Controller. That Tier 1 approval is a Waikato CDEM Group decision made by the Joint Committee and does not alter the local endorsement being sought from Council through this report.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

1. Council endorse Andy BuBear and Ryan Johnston as Tier 3 Local Controllers for Matamata-Piako District Council.

Resolution number CO/2026/00016

Moved by: Cr S Whiting

Seconded by: Cr R Vaimoso

KUA MANA | CARRIED

The meeting adjourned for a break at 11.57am and reconvened at 12.37pm.

8 Ngā Pūrongo Whakamārama | Information Reports

8.1 Staff Long Service Presentation

CM No.: 3155697

Te Kaupapa | Purpose

The purpose of this report is to provide recognition to staff for their years of service.

Rāpopotonga Matua | Executive Summary

Todd Makeham to be presented with a Long Service Award in recognition of 20 years' service to Matamata-Piako District Council.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

1. The information be received.

Resolution number CO/2026/00017

Moved by: Mayor A Tanner

Seconded by: Deputy Mayor J Sainsbury

KUA MANA | CARRIED

Item 8.1 - Staff Long Service Presentation considered after Item 7.13 - Delegation to staff for Local Government Act consultations.

The meeting adjourned for a break at 10.16am and reconvened at 10.52am.

8.2 Long Term Plan 2027-37 Progress Update: August 2026

CM No.: 3196125

Te Kaupapa | Purpose

The purpose of this report is for Council to:

- receive an update on progress towards the development of the Long Term Plan 2027-37 (LTP); and
- acknowledge the direction provided through workshops open to the public to inform the development of the LTP.

Rāpopotonga Matua | Executive Summary

The key milestones from now until adoption of the LTP are as follows:

Timeframe	Action
Aug - Nov 2026	Council to make key budget and planning decisions - capex, opex, renewals, levels of service etc, see more detail in the body of the report below. Staff to develop LTP documents.
Sep 2026 - Feb 2027	LTP Consultation Document developed
Nov 2026	Quality Assurance process (LTP documents)
Dec 2026	Risk and Assurance Committee and Council approval of LTP documents for Audit
Dec 2026 - Jan 2027	Audit of LTP documents
Feb 2027	Quality Assurance process (LTP Consultation Document)
Feb 2027	Risk and Assurance Committee and Council approval of LTP Consultation Document for Audit
Feb - Mar 2027	Audit of LTP Consultation Document
Mar 2027	Risk and Assurance Committee and Council approval of LTP Consultation Document and LTP documents for public consultation
Apr - May 2027	Public consultation (including in person sessions)
May 2027	Council Deliberations
May 2027	Quality Assurance process (Final LTP)
Jun 2027	Final Audit
Jun 2027	Adoption of LTP 2027-37 Setting of the Rates for 2027/28
1 July 2027	LTP 2027-37 in force

Progress update

The development of the LTP is well underway and is currently on track.

Further progress updates will be provided at Te Manawhenua Forum, Risk and Assurance Committee, Waharoa (Matamata) Aerodrome Committee and Council meetings through the remainder of 2026, and the first half of 2027.

An LTP roadmap, showing key milestones and progress to date is attached.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

- 1. Council receives the Long Term Plan 2027-37 Progress Update: August 2026 report.**
- 2. Council acknowledges the direction provided through workshops open to the public to inform the development of the Long Term Plan 2027-37.**

Resolution number CO/2026/00018

Moved by: Cr G Thompson

Seconded by: Cr S Whiting

KUA MANA | CARRIED

8.3 RMA Policy and District Plan Update

CM No.: 3202076

Te Kaupapa | Purpose

The purpose of this report is to provide Council with an update on work being carried out on the Matamata-Piako District Plan (MPDP) and the broader Resource Management (RM) Reform. In this report, updates are provided on the Resource Management Act (RMA) Reform, Plan Change Exemption Applications, Private Plan Change 62 (Calcutta), Private Plan Change 64 (Banks Road), Plan Change 65 (Minor Matters), the MPDC Growth Strategy, Hauraki Gulf Forum, and the Mana Whakahono ā Rohe invitations.

Rāpopotonga Matua | Executive Summary

A summary update on the District Plan and Resource Management Reform is provided below. The update covers the outstanding Plan Change Exemption Application, Private Plan Change 62 (Calcutta), Private Plan Change 64 (Banks Road), Plan Change 65 (Minor Matters), the MPDC Growth Strategy, Resource Management Act Reform, Hauraki Gulf Forum, and the Mana Whakahono ā Rohe invitations.

Carolyn McAlley, and Fiona Hill are available to present the update and respond to any questions.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

1. The report be received.

Resolution number CO/2026/00019

Moved by: Deputy Mayor J Sainsbury

Seconded by: Cr A McGiven

KUA MANA | CARRIED

8.4 Mayoral Diary for July 2026

CM No.: 3210904

Te Kaupapa | Purpose

The purpose of this report is to present the Mayoral Diary from the previous few months.

Rāpopotonga Matua | Executive Summary

Attached is a summary of the Mayor's Diary for July 2026. This diary provides a high-level overview of scheduled meetings, events and engagements undertaken during the month. As part of the Mayor's role, there are also impromptu conversations, phone calls, community interactions and stakeholder engagements that occur throughout the reporting period that may not be captured in this summary.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

1. The information is received.

Resolution number CO/2026/00020

Moved by: Cr S Whiting

Seconded by: Cr G Thompson

KUA MANA | CARRIED

9 Take Matatapu | Public Excluded

12.48pm The public were excluded.

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

10 Mōtini hei aukati i te iwi whānui | Procedural motion to exclude the public

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

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

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

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

C1 Chief Executive Performance Committee Update 2025/2026

Reason for passing this resolution in relation to each matter	Particular interest(s) protected (where applicable)	Ground(s) under section 48(1) for the passing of this resolution
Legal Privilege.	s7(2)(g) - The withholding of the information is necessary to maintain legal professional privilege. .	s48(1)(a) The public conduct of the part of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under section 7.

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

Resolution number CO/2026/00021

Moved by: Cr G Marshall

Seconded by: Cr A McGiven

KUA MANA | CARRIED

11 Mōtini hei aukati i te iwi whānui | Procedural motion to include the public

1.08 pm That the public be included.

1.08 pm

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

CONFIRMED AS A TRUE AND CORRECT RECORD
OF THE MEETING OF KAUNIHERA | COUNCIL
HELD ON 26 AUGUST 2026.

KO TE RĀ | DATE:

TIAMANA | CHAIRPERSON: