

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 23 September 2026 at 9:00.

NGĀ MEMA | MEMBERSHIP

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

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

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 – 23 September 2026	3234556

Minutes prepared by:

Stephanie Hutchins

Kaitohu Mātāmua Kāwana | Senior Governance Advisor

Ngā whakapāha | Apologies

There were no apologies

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

All members were present physically.

Kaimahi i reira | Staff Present

Name	Title	Item No.
Charlotte Walker	Kaitohu Kaupapahere Paetahi Graduate Policy Advisor	7.1
Jayshree Kanji	Kaitohu Tipu me te Kaupapahere Whakamahere Growth and Planning Policy Advisor	7.2
Barry Reid	Pūkenga Rawa Rori Roding Asset Engineer	7.3
Susanne Kampshof	Pou Rawa me ngā Kaupapa Assets and Projects Manager	7.3
Sandra Harris	Pou Kaupapahere me te Kāwana Policy and Governance Manager	7.4
Ken Morris	Mōrearea, Kai-whakahaere ā Pakihi hoki Risk and Business Excellence Advisor	8.1
Anne Gummer	Kaitohu Kaupapahere Mātāmua Senior Policy Advisor	8.2
Loryna Prinsloo	Kaiwhakahaere Hauora Taiao Environmental Health Administrator	8.3
Ryan Johnston	Pou Whakamaru Hapori, Tūtohu Community Protection and Compliance Manager	8.3
Fiona Hill	Kaiārahi Tipu me te Kaupapahere Whakamahere Growth and Planning Policy Team Leader	7.2, 8.4

I reira | In Attendance

There were no external speakers in attendance

1 Whakatūwheratanga o te hui | Meeting Opening

Mayor Ash Tanner welcomed members, staff and those viewing the livestream and declared the meeting open at 9.05am.

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

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That the apology for lateness from Councillor Dr. Tyrel Glass be accepted. He joined the meeting at 9.10am.

Resolution number CO/2026/00001

Moved by: Mayor A Tanner

Seconded by: Deputy Mayor J Sainsbury

KUA MANA | CARRIED

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

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

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

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

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

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

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

4 Whākī pānga | Declaration of interest

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

5 Whakaaetanga mēneti | Confirmation of minutes

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That the minutes of the meeting of the ordinary meeting of Matamata-Piako District Council held on Wednesday, 26 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 G Bonnar

KUA MANA | CARRIED

6 Take i puta mai | Public Forum

There were no speakers scheduled to the public forum.

7 Pūrongo me whakatau | Decision Reports

7.1 Council Controlled Organisation Status Exemption - Hauraki Rail Trail Charitable Trust

CM No.: 3206954

Te Kaupapa | Purpose

The purpose of this report is to seek Council determination as to whether the Hauraki Rail Trail Charitable Trust (Trust) exemption from being a Council Controlled Organisation (CCO) under the Local Government Act 2002 (LGA) is still appropriate.

Rāpopotonga Matua | Executive Summary

The Hauraki Rail Trail Charitable Trust (Trust) is the Governance entity for the cycleway known as the Hauraki Rail Trail. Currently the Trust is responsible for developing, managing and promoting the Hauraki Rail Trail, which is part of the New Zealand wide network of cycleways branded as Nga Haerenga.

The Trust meets the statutory definition of a Council Controlled Organisation (CCO) but has operated as an exempt organisation since 2011. Council must now review whether the exemption remains appropriate. It is considered the costs of the CCO regime are likely to outweigh the reporting benefits because of the organisation's small size and not-for-profit basis.

It is recommended Council continue the exemption. Continuing the exemption would avoid disproportionate administrative and reporting costs while retaining oversight through the Trust Deed, existing reporting arrangements and the ability to revoke the exemption if the Trust's operations change.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

1. The report be received.
2. Council grant the Hauraki Rail Trail Charitable Trust an exemption from the Council-Controlled Organisation requirements of the Local Government Act 2002 under section 7(3) of that Act.

Resolution number CO/2026/00003

Moved by: Cr S Whiting

Seconded by: Deputy Mayor J Sainsbury

KUA MANA | CARRIED

7.2 Plan Change 65 - Decision to make operative

CM No.: 3211169

Te Kaupapa | Purpose

The purpose of this report is to seek approval from the Council to make Plan Change 65 (PC65) – Minor Matters operative.

Rāpopotonga Matua | Executive Summary

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

The purpose of the plan change is to reduce complexity by removing unnecessary regulatory barriers to land development. It also enhances the efficiency and effectiveness of the District Plan by resolving provisions that have led to inefficient or unworkable outcomes.

The plan change includes 11 minor matters that correct the District Plan and/or Planning Maps, including:

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

The plan change was approved and publicly notified for submissions on 23 June 2026 and closed on 21 July 2026. During the submission period, three submissions were received. Following engagement with the submitters, all submissions were formally withdrawn by 6 August 2026. Staff appointed David Hill as the independent commissioner to consider and decide on the plan change. On 10 September 2026, the commissioner issued a decision to approve PC65. A copy of the decision is attached under separate cover.

Consequently, this report seeks Council's resolution to seal the plan change and make it operative. Jayshree Kanji and Fiona Hill are available to answer any questions.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

1. Pursuant to Clause 17 of Schedule 1 of the Resource Management Act 1991, Plan Change 65 is approved, sealed with the seal of the Council and signed by the Mayor and Chief Executive Officer; and
2. Pursuant to Clause 20 of Schedule 1 of the Resource Management Act 1991, Plan Change 65 becomes operative on 3 November 2026.

Resolution number CO/2026/00004

Moved by: Cr D Horne

Seconded by: Cr A McGiven

KUA MANA | CARRIED

7.3 Naming a Private Access way at 153 Hill Road, Te Aroha

CM No.: 3162280

Te Kaupapa | Purpose

The purpose of this report is to seek Council approval of a name for the new private accessway serving the six-lot rural residential subdivision at 153 Hill Road, Te Aroha.

Rāpopotonga Matua | Executive Summary

Caro Limited has applied for approval to name the new private accessway serving its six-lot rural residential subdivision at 153 Hill Road, Te Aroha. Staff have checked the applicant's preferred name, Figment Lane, against Council's road-naming policy and street register, and LINZ has confirmed its suitability. Staff recommend that Council approve Figment Lane.

Under Council's Numbering of Properties, Naming of Roads, Access Ways and Open Spaces Policy, Council decides road names for subdivisions that create six or more lots.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

1. Council approves Figment Lane as the name of the private accessway serving the six-lot rural residential subdivision at 153 Hill Road, Te Aroha.

Resolution number CO/2026/00005

Moved by: Cr G Marshall

Seconded by: Cr D Horne

KUA MANA | CARRIED

7.4 Amendment to Policies related to transition to Waikato Waters Limited

CM No.: 3183167

Te Kaupapa | Purpose

The purpose of this report is to outline proposed minor amendments to several policies, and the Local Government Statement, that Council is required to have under the Local Government Act 2002 (LGA). The proposed amendments are required to support the transition of Council's water and wastewater service provision to Waikato Waters Limited (WWL).

Rāpopotonga Matua | Executive Summary

The Local Government (Water Services) Act 2025 ('Act') became law on 26 August 2025. Under that Act, Council is required to amend several policies to reflect the transfer of services and assets to WWL. These are, in summary:

- a) **Revenue and Financing Policy** – a minor update to note that Council will be transferring its water and wastewater activities, and passing water- related revenues, such as targeted rates, to WWL.
- b) **Development Contributions Policy** – WWL have adopted an initial policy. Legislation requires Council's current policy be amended to reflect the transfer of activity responsibility.
- c) **Board Appointment and Remuneration Policy** – minor updates are required to reflect the WWL Board appointment processes, which are noted to be outside the scope of this policy.
- d) **Local Governance Statement** – minor updates are needed to remove the provision of Wastewater and Water services from Council's activities and role.

A number of policy updates have already been made this year, including:

- e) **Fees and Charges 2026/27** – minor amendments to note that any costs incurred by WWL would be in addition to Building/Resource Consents and Monitoring costs, and that water/wastewater fees and charges would be transferred to WWL. A note on development contribution charges for water supply and wastewater for the 2026/27 year remain unchanged and are set in accordance with Council's existing Policy and Long Term Plan. These changes were adopted by Council in May 2026.
- f) **Rates Remission and Postponement Policy** – a minor amendment to include clarifying provisions on transitional arrangements with WWL, such as service delivery, responsibility for charging and customer support. These changes were adopted by Council in May 2026.
- g) **Significance and engagement policy** – updates to include significant water contracts and remove water and wastewater as strategic assets among other changes unrelated to water services. The Policy was adopted by Council in August 2026.

In general, these are minor, administrative updates including transitional wording to clarify the transfer of water and wastewater services to WWL on 1 October 2026.

No community consultation is proposed for the amendments in this report. The amendments are minor, consequential and required to support the transfer of water and wastewater services to WWL. The community was consulted on the proposed water services delivery model in May 2025.

WWL have been consulted through 'major decision notification' as required under the Shareholder Agreement. WWL have responded expressing no concerns with the proposed amendments and support for Council proceeding with the policy changes as notified.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

- 1. The information be received.**
- 2. The attached amendments to the following Policies be adopted:**
 - a) Revenue and Financing Policy**
 - b) Development Contributions Policy**
 - c) Board Appointment and Remuneration Policy**
- 3. The attached amendments to the Local Governance Statement be adopted.**
- 4. Council delegates staff the authority to make minor editorial changes and the correction of minor errors to the above Policies and Local Governance Statement.**
- 5. The above amendments come into effect on 1 October 2026.**

Resolution number CO/2026/00006

Moved by: Cr A McGiven

Seconded by: Cr G Thompson

KUA MANA | CARRIED

8 Ngā Pūrongo Whakamārama | Information Reports

8.1 Report back on exercise of authority - Debt transfer to Waikato Waters Limited

CM No.: 3228365

Te Kaupapa | Purpose

To report back to Council on the exercise of authority by the Chief Executive Officer and Group Manager People and Performance (Chief Financial Officer) in signing the Initial Council Debt Notice ('initial debt notice') and thereby enabling Waikato Waters Limited to settle (ie extinguish) Council's water and wastewater related debt on the agreed transfer date of 1 October 2026.

Rāpopotonga Matua | Executive Summary

The 26 August 2026 Council meeting provided authority for the Chief Executive Officer and the Group Manager People and Performance to sign (and issue) the initial debt notice to Waikato Waters Limited (WWL) by 1 September 2026 deadline. This authority was given to ensure the deadline could be met, while maximising the time to conclude negotiations with WWL and ensure the agreed arrangements were fair and well-supported by professional advice.

The resolution providing the delegated authority required the authority to be exercised in consultation with the Mayor and to be supported by the expert advice of Council's Treasury advisers, PWC.

After the Council meeting, Council officers continued negotiations with WWL on the basis that all Waters related debt was to be settled and removed from Council's balance sheet by 1 October 2026 and with focus on achieving optimal outcome for our water, wastewater and other ratepayers.

Council's preferred outcome was to novate the full \$69 million of its Local Government Funding Agency (LGFA) Waters debt to WWL. WWL were not agreeable to that for the reasons described elsewhere in this report. As a result, \$15.5 million of that debt will instead be closed out by Council on 1 October 2026. Closing the debt out early is currently estimated to cost around \$130,000 and with WWL not prepared to meet that cost Council will fund it instead from the \$725,000 principal balance of the Borrower Notes attached to that \$15.5 million of debt. Those Borrower Notes mature and are repaid by the LGFA on the same date as the early close out of the debt.

The expert advice from PWC preferred the scenario of the full amount of LGFA Waters debt being novated to WWL but also recognised that the cash settlement and early close out of the \$15.5 million, while crystallising a close out cost, also presented benefit to WWL by enabling them to raise new debt on 1 October at current market rates and in alignment with their Treasury Policy settings and projected funding and interest rate risk positions.

On this basis and given WWL's stance on this matter as described above, the position that the authorised Council officers have locked in place in consultation with the Mayor is appropriately supported by PWC. Legal advice obtained in the latter stages of the decision-making also supported Council's approach and the form of the initial debt notice. The assurance work of Dave Foster and Associates, independently substantiating the methodology and quantum of Council Infrastructure Debt, supported Council's position and has been accepted by WWL subject to the annual audit and the eventual wash-up processes.

At the time of submitting this report for agenda Council is awaiting a counter-signed copy of the initial debt notice, but no concerns are anticipated.

Tūtohunga | Recommendation

That:

- 1. The report is received; and**
- 2. Council notes the exercise of authority by the Chief Executive Officer and Group Manager People and Performance in signing the Initial Council Debt Notice ('debt notice') on behalf of Council.**

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

- 1. The report is received; and**
- 2. Council notes the exercise of authority by the Chief Executive Officer and Group Manager People and Performance in signing the Initial Council Debt Notice ('debt notice') on behalf of Council; and**
- 3. Council authorises the signing of the 'Substitution and Transfer Deed' by two elected members, which enables legal novation of the debt and borrower notes.**

Resolution number CO/2026/00007

Moved by: Cr B Dewhurst

Seconded by: Cr D Horne

KUA MANA | CARRIED

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

CM No.: 3220785

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)

Rāpopotonga Matua | Executive Summary

This report follows a standard format; updates are highlighted in yellow.

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

Timeframe	Action
Oct - 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. Opportunity for Te Manawhenua Forum to provide feedback on the draft LTP
Oct 2026 - Feb 2027	LTP Consultation Document developed
Nov 2026	Quality Assurance process (LTP documents)
Dec 2026	Opportunity for Te Manawhenua Forum to provide feedback on the draft Consultation Document
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.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

- 1. Council receives the Long Term Plan 2027-37 Progress Update: September 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/2026/00008

Moved by: Cr S Whiting

Seconded by: Cr J Thomas

KUA MANA | CARRIED

8.3 Alcohol Regulation 19 Report

CM No.: 3207970

Te Kaupapa | Purpose

The purpose of this report is to provide an update on Council's licensing function for the sale and supply of alcohol.

Rāpopotonga Matua | Executive Summary

Council are one of the administrators of the Sale and Supply of Alcohol Act 2012. This report includes an update on this activity as well as the Regulation 19 report which we are required to produce each year. The Regulation 19 report is in line with the guidance material released by the Ministry of Justice in October 2018.

Cr Sue Whiting as Chairperson of the District Licensing Committee (DLC) along with staff will provide an update on this activity for alcohol licensing including the attached report.

WHAKATAUNGA A TE KAUNIHERA | COUNCIL RESOLUTION

That:

1. The information be received

Resolution number CO/2026/00009

Moved by: Cr G Marshall

Seconded by: Cr G Bonnar

KUA MANA | CARRIED

8.4 RMA Policy and District Plan Update

CM No.: 3211172

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. The report will have a stronger focus on the RMA reform changes coming up, including the transitional consenting regime and its implications.

This report also includes updates on Private Plan Change 62 (Calcutta), Private Plan Change 64 (Banks Road), Plan Change 65 (Minor Matters), Plan Change 49 (Waharoa), the MPDC Growth Strategy, Hauraki Gulf Forum, and the Mana Whakahono ā Rohe invitations.

Rāpopotonga Matua | Executive Summary

An update on the District Plan and Resource Management Reform is provided below. In addition, the update also covers Private Plan Change 62 (Calcutta), Private Plan Change 64 (Banks Road), Plan Change 65 (Minor Matters), Plan Change 49 (Waharoa), the MPDC Growth Strategy, Resource Management Act Reform, Hauraki Gulf Forum, and the Mana Whakahono ā Rohe invitations.

Jayshree Kanji, 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/2026/00010

Moved by: Cr G Thompson

Seconded by: Cr A McGiven

KUA MANA | CARRIED

8.5 Mayoral Diary for August 2026

CM No.: 3225210

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 August 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/2026/00011

Moved by: Mayor A Tanner

Seconded by: Deputy Mayor J Sainsbury

KUA MANA | CARRIED

9.58 am

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

CONFIRMED AS A TRUE AND CORRECT RECORD
OF THE MEETING OF KAUNIHERA | COUNCIL
HELD ON 23 SEPTEMBER 2026.

KO TE RĀ | DATE:

TIAMANA | CHAIRPERSON: