

# Kaunihera | Council

## Ngā Tāpiritanga – Mēneti | Attachments – Minutes

Attachments – Minutes of a meeting of an ordinary meeting of Matamata-Piako District Council held in the Council Chambers 35 Kenrick Street TE AROHA on 27 Mar 2024 at 9:00.

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### 7.1 Matamata Domain playground upgrade - approval of final concept design

Attachment A

BM221199\_Matamata\_Domain\_Playground\_Developed\_Design\_RevB\_Reduced

### 7.2 Plan Change 55 - Fonterra

Attachment A PC 55 Acceptance Final Presentation issued to MPDC 25 03 24 .....12

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**Note:** The attachments contained within this document are for consideration and should not be construed as Council policy unless and until adopted. Should Councillors require further information relating to any reports, please contact the relevant manager, Chairperson or Deputy Chairperson.



DRAFT

Boffa Miskell



DEVELOPED DESIGN  
REV B, FEBRUARY 2024

MATAMATA DOMAIN PLAYGROUND

LANDSCAPE DEVELOPED DESIGN - BM221199  
FOR INFORMATION

CLIENT:

Matamata Futures Trust

REVISION:

B

DATE:

26.02.2024

LANDSCAPE ARCHITECTS:

Boffa Miskell

ADDRESS:

LEVEL 5 | 35 GREY STREET | TAURANGA 3110  
PO BOX 13373 | TAURANGA 3141 | NEW ZEALAND  
TEL: +64 7 571 5511 | WWW.BOFFAMISKELL.CO.NZ

CONSULTANTS:

Drg No.

Drawing Title

100

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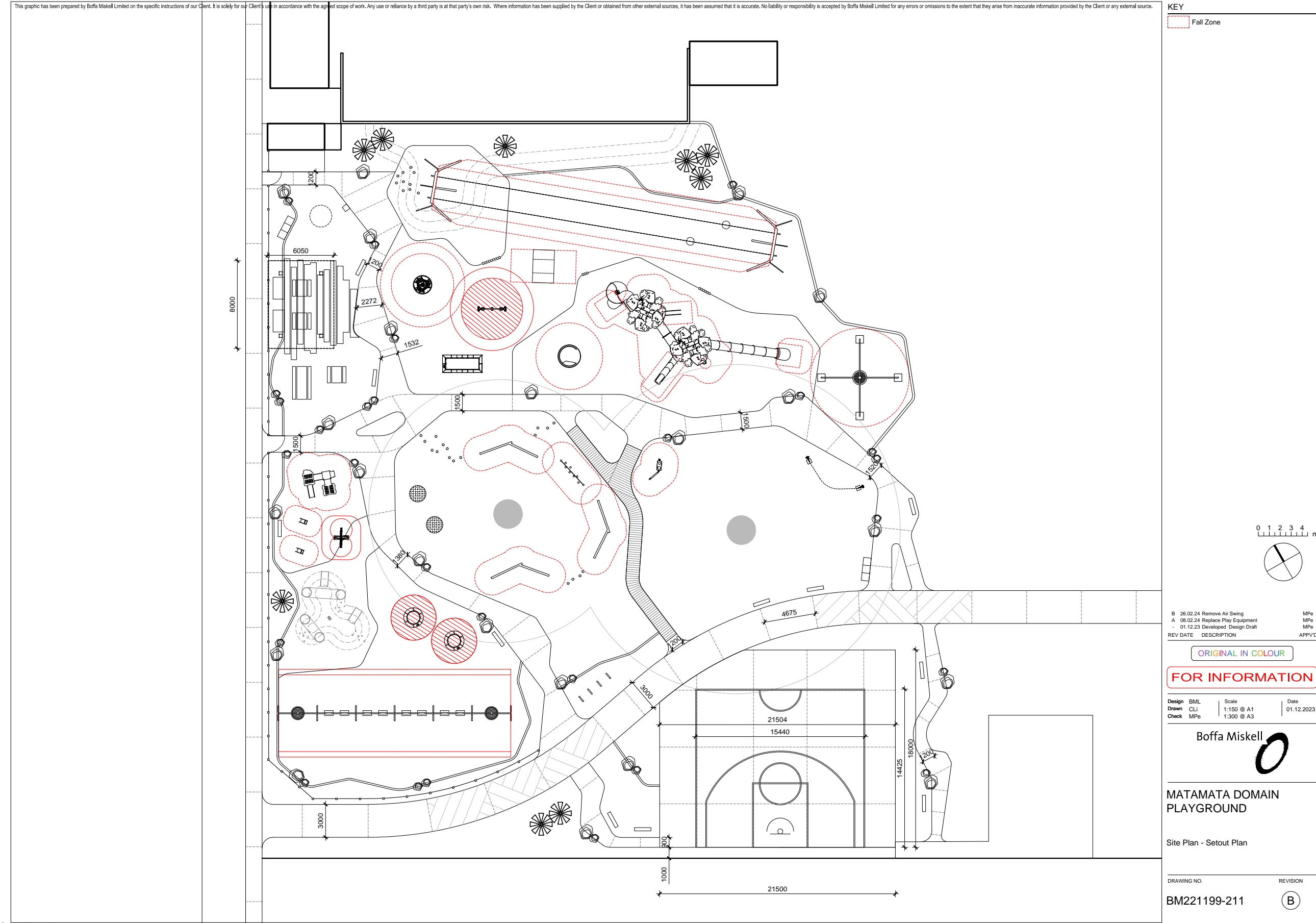
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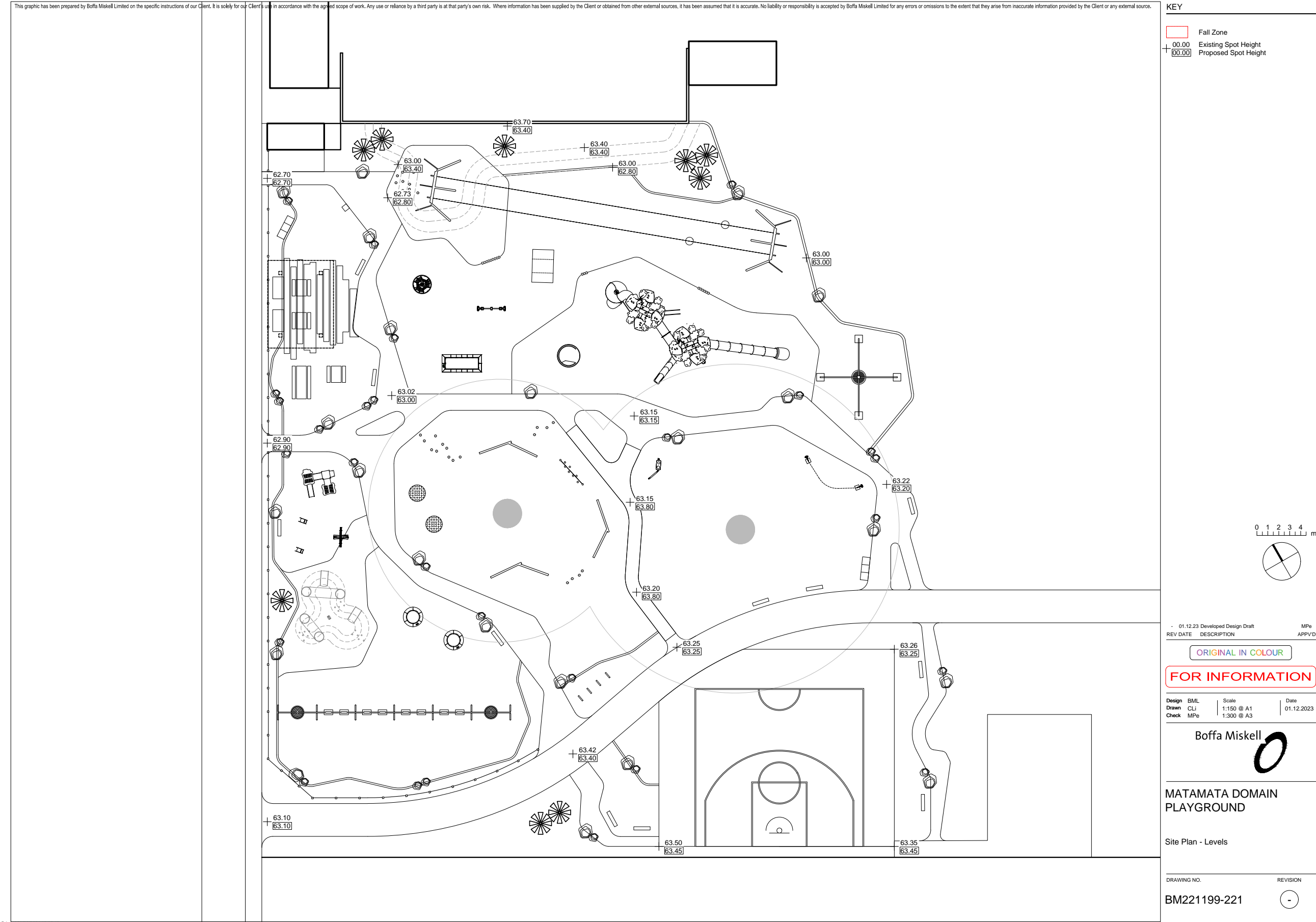
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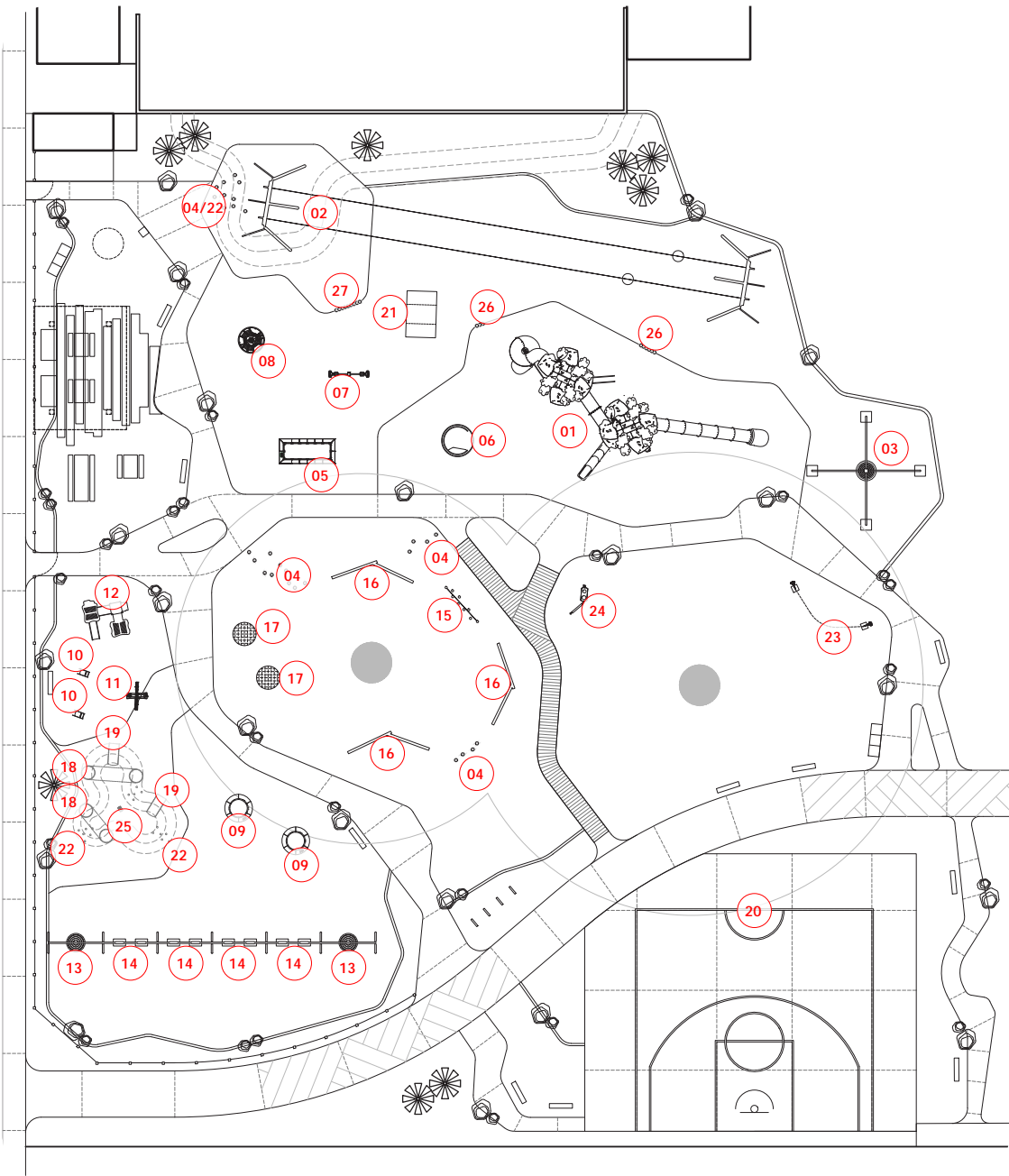






IMAGERY - PLAYGROUND EQUIPMENT

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01. Feature Tower



02. Double Flying Fox



03. Giant Eagles Nest



04. Timber Steepers



05. Inclusive Tramp



06. Carousel (Inclusive)



07. Wehopper



08. Inclusive Twister



09. Mini Tramps (x2)



10. Rocker



11. 4Way Seesaw



12. Junior Play Structure



13. Basket Swings



14. Swings Selection



15. Balance Posts



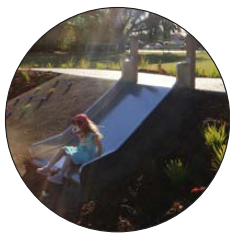
16. Timber Balance Beams



17. Hammock



18. Tunnel Through Mound



19. Slide on Mound



20. Half Court



21. Hamster Wheel



22. Rock Grips



23. Talking Tube



24. Music Play

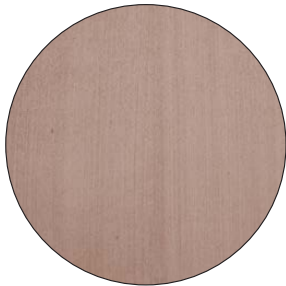


25. Binocular



IMAGERY - MATERIALS PALETTE

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[P01, P01A, P01B] CONCRETE TYPE 1  
BROOM FINISHED CONCRETE  
Non-slip broom finish with Peter Fel coloured concrete (colour TBC)  
Pedestrian: 110mm thick, reinforced on 100mm compacted AP40



[P02] CONCRETE TYPE 2.  
EXPOSED AGGREGATE CONCRETE  
Local 10mm chip with Peter Fel coloured concrete (colour TBC)  
Pedestrian: 110mm thick, reinforced on 100mm compacted AP40



[SB1] CONCRETE TYPE 3.  
SANDBLAST CONCRETE PATTERN  
Stencil sandblast concrete to medium depth 2mm, to show patterns



[P03] 'TEAMTURF' ARTIFICIAL TURF  
Artificial grassed areas as low impact, low maintenance material beneath particular playground equipment



[P04] HOGGIN  
Permeable hoggins/self binding gravel paving to perimeter path. 70mm on 100mm compacted basecourse



[P05] WET POUR  
20mm Playtop Coloured Top Layer, 100mm Playtop Base Layer on 100mm compacted basecourse



[P06] BOARDWALK  
150mm wide hardwood decking screwed to timber frame



[E01] CONCRETE NIB KERB  
200mm wide, smooth steel float finish with 5% black oxide pigment.



[E02] CONCRETE EDGE  
150mm thick, centrally reinforced, on 150mm compacted AP40.  
Concrete strip to edge lawn to garden bed/hoggins and tiger turf



[S01] PAVILION  
Bespoke Shelter/ Pavilion. To be designed



[S02] BBQ  
'Evolve' double electric Supplied by Felgroup



[S03] POOL FENCE  
1.2m Height Pool Fencing. Bespoke design, based on a simple design like the one shown (designed by boffa miskell). Design to be confirmed



[S04] & [S05] GATE  
1.2m and 1.5m Wide Pedestrian Gate



[S06] WATER FEATURE  
Bespoke water feature, to be designed. Refer to page 20



[F01] PICNIC TABLE  
Bespoke design, based on a simple picnic table like the one shown (designed by boffa miskell). Design to be confirmed. Hardwood timber, powdercoated steel. Supplied by Tileys



[F02] BENCH SEATING  
Bespoke design, based on a simple bench seat like the one shown (designed by boffa miskell). Design to be confirmed. Hardwood timber, powdercoated steel. Supplied by Tileys



[F03] LONG PICNIC TABLE  
Bespoke design, based on a simple picnic table like the one shown (designed by boffa miskell). Design to be confirmed. Hardwood timber, powdercoated steel. Supplied by Tileys



[F04] WASTE BINS  
Streetscape Drum waste bin with Corten Steel finish (or similar product)



[F05] BIKE RACK  
Bespoke design, based on a simple design like the one shown (designed by boffa miskell). Design to be confirmed.



[F06] DRINKING FOUNTAIN  
Drinking fountain, or similar, with water sump



[B01] BOULDERS  
Boulders are scattered throughout the site, and cut into concrete paths. These soften the hard edges, provide for a randomness and natural feel.



IMAGERY - PLANTING PALETTE

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ASTELIA CHATHAMICA  
Astelia chatamica 'Silver Spear'



MUEHLENBECKIA AXILLARIS  
Pohuehue



HEBE WIRI MIST  
Hebe 'Wiri Mist'



DIANELLA NIGRA  
Turutu



BLECHNUM PENNA MARINA  
Blechnum penna marina



COPROSMA REPENS 'POOR  
KNIGHTS'  
Taupata



MUEHLENBECKIA ASTONII  
Tororaro



CAREX TESTACEA  
Speckled Sedge



PHORMIUM COOKIANUM  
Mountain flax / Wharariki



ACAENA INERMIS PURPUREA  
Purple bidibidi



LIGULARIA RENIFORMIS  
Tractor seat plant



CHIONOCHLOA FLAVICANS  
Miniature toe toe



ACORUS GRAMINEUS  
Golden sweet flag



RHOPALOSTYLIS SAPIDA  
Nikau



IMAGERY - WATER FEATURE IDEAS

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**About Boffa Miskell**

Boffa Miskell is a leading New Zealand professional services consultancy with offices in Whangarei, Auckland, Hamilton, Tauranga, Wellington, Christchurch, Dunedin, and Queenstown. We work with a wide range of local and international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, cultural heritage, graphics and mapping. Over the past four decades we have built a reputation for professionalism, innovation and excellence. During this time we have been associated with a significant number of projects that have shaped New Zealand's environment.

[www.boffamiskell.co.nz](http://www.boffamiskell.co.nz)

<b>Whangarei</b>	<b>Auckland</b>	<b>Hamilton</b>	<b>Tauranga</b>	<b>Wellington</b>	<b>Christchurch</b>	<b>Queenstown</b>	<b>Dunedin</b>
09 358 2526	09 358 2526	07 960 0006	07 571 5511	04 385 9315	03 366 8891	03 441 1670	03 470 0460



## Private Plan Change 55 – Waitoa

### Decision on dealing with the Plan Change Request



# Purpose



## To familiarise Councillors with the:

- plan change contents;
- statutory requirements for consideration of the request;
- options available to Council in making its decision on how it wants to deal with the request.

To seek a decision from Council as to how it wants to deal with the request.





# Plan Change Request

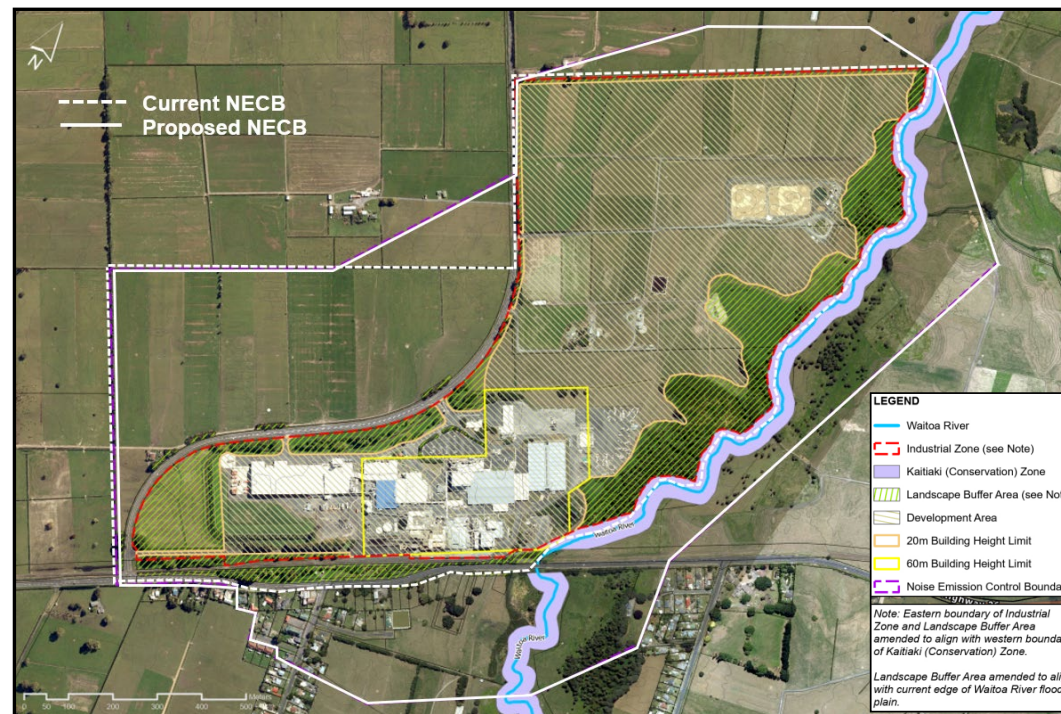


**The plan change seeks to change the District Plan by:**

1. Extending the NECB.
2. Amending the noise standards.
3. Requiring Fonterra to offer noise mitigation.
4. Requiring noise insulation (at the property owners' expense) for new dwellings.
5. Adjustment to the Industrial Zone on the Planning Maps.
6. Amendments to the DCP.



# Extending the NECB



# Amendment to Noise Limits



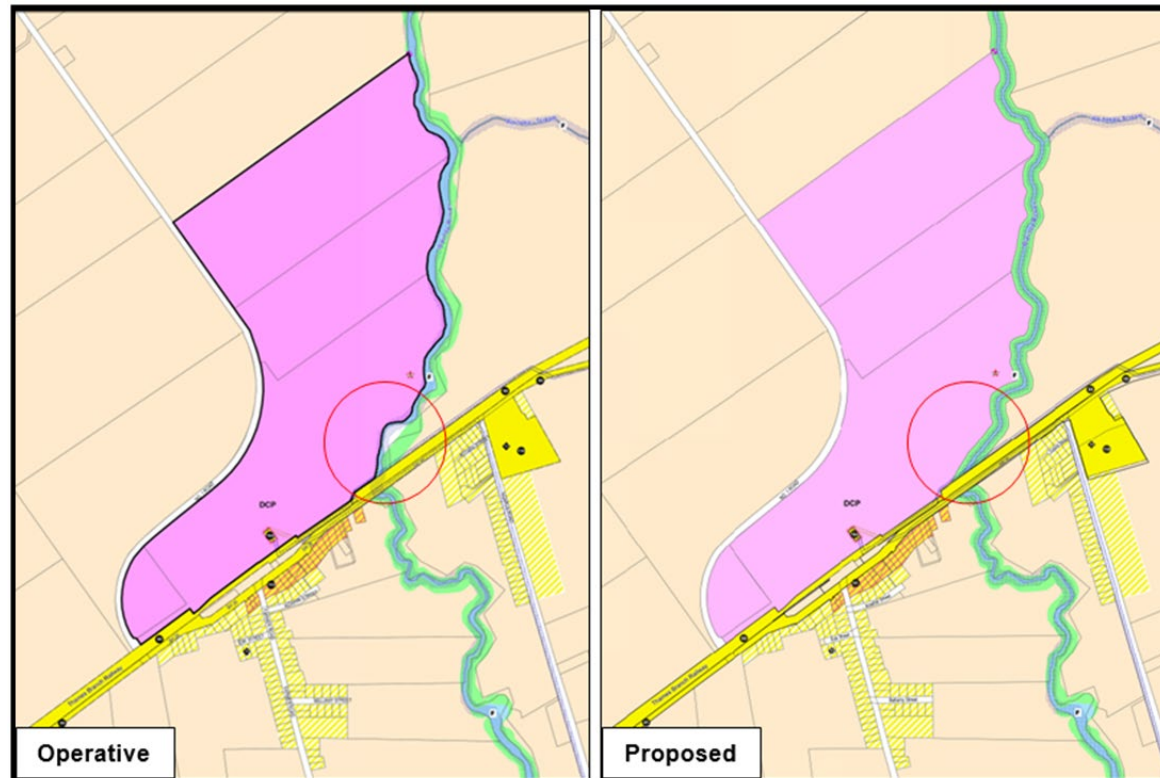
Current Noise Standards		Proposed Noise Standards	
Monday to Sunday (7am – 10pm)	50dBA ( $L_{10}$ )	Monday to Sunday including Public Holidays (7am – 10pm)	50dB $L_{Aeq(15min)}$
All other times including Sundays and public holidays	45dBA ( $L_{10}$ ) 75dBA ( $L_{max}$ )	All other times	45dB $L_{Aeq(15min)}$ 75dB $L_{A_{Fmax}}$

- The difference between  $L_{Aeq}$  and  $L_{A10}$  is an increase of 2 to 3 decibels.

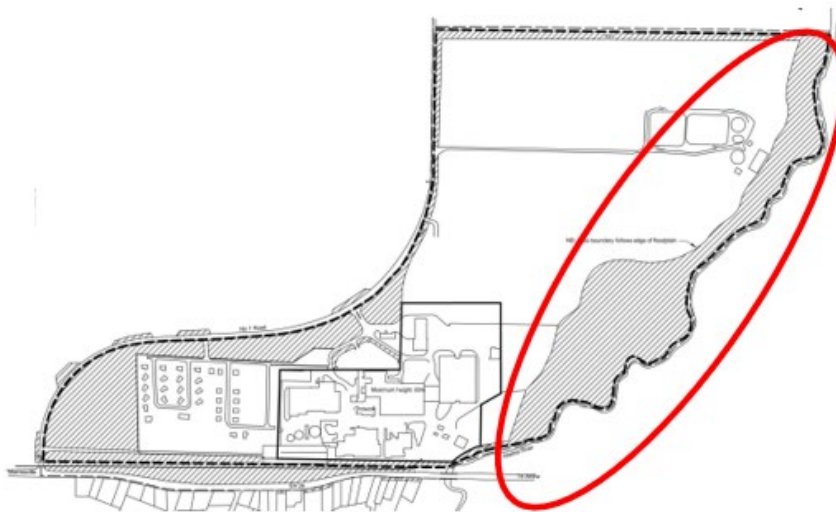




# Adjustment to the Industrial Zone – Planning Maps



# Adjustments to the DCP – Kaitiaki Zone and Landscape Buffer



**Operative Waitoa DCP**



**Proposed Waitoa DCP**



## Effect on properties within NECB



- Properties within the expanded NECB could receive up to 3 – 4 decibels more noise than permitted at the current NECB (i.e. 48 – 49 dBA during the periods when the lower 45dBA noise limit applies).



# Which properties are affected?



## Affected properties:

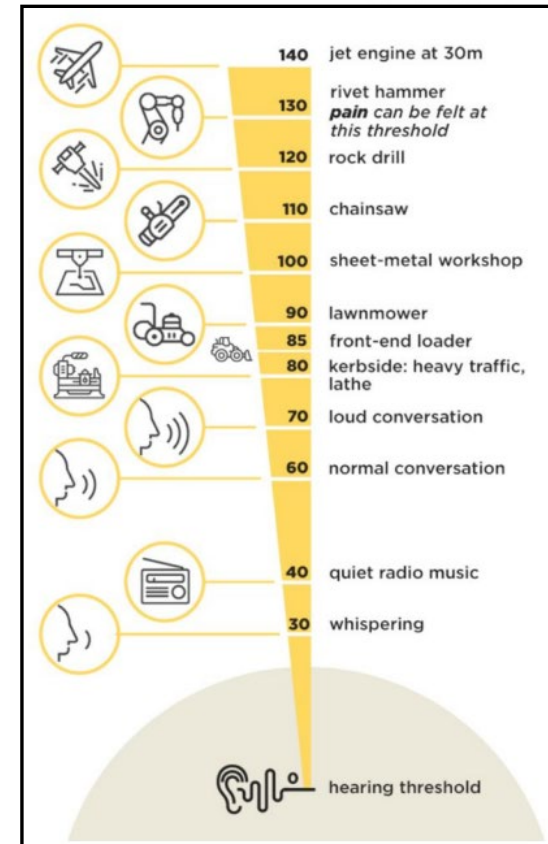
- Rural zoned land and a rural dwelling;
- Approximately eleven residential dwellings, a church and community hall within the Settlement Zone.





## Comparable sound levels

- 2 – 3 dB = imperceptible.
- 3 – 4 dB = just perceptible.
- The 45 dBA and 50 dBA noise limits at the NECB, compares to sound just above “quiet radio music” but below “normal conversation”.





## Options to deal with Request



1. Reject the request;
2. Decide to process the request as if it were a resource consent;
3. Accept the request; or:
4. Adopt the request and take on the Plan Change as if it were the Council's own.



## Option 1 – Reject the Request



**The Council can reject the request, but only on limited grounds:**

- that the request is frivolous/ vexatious,
- the substance of the plan change has been dealt with in the last two years,
- the request is not in accordance with sound resource management practice,
- the Plan Change will be inconsistent with Part 5 RMA, or
- the District Plan has been operative for less than two years.



## Option 2 – Process the Request as a Resource Consent



**The second option is to process the request not as a plan change, but rather as a resource consent application:**

- A plan change allows more flexibility for future development.
- A plan change and associated DCP is consistent with the way in which the other dairy processing sites in the District are managed.

Whereas:

- A resource consent is better suited to a specific development proposal.



## ‘Option 3 – Accept the request’ vs ‘Option 4 – Adopt the request’



Under Option 3 the Council accepts the plan change request as a private initiative whereas, under Option 4, the Council adopts the plan change as if it were its own initiative and part of the Council initiated review of the District Plan.

Option 3 - Accept the Request	Option 4 – Adopt the Request
Council notifies, hears, and decides the proposed plan change using the process in Part 2 of the First Schedule.	The plan change becomes a “public” plan change. It is notified, heard, and decided on, in the same way as a Council initiated plan change (Part 1 of the First Schedule).
The Requestor bears the cost of the complete plan change process through to the Council’s decision on it (excluding the resolution of appeals).	Council bears the full cost of the plan change from the date that it is adopted, including the resolution of appeals.
The Requestor controls what is notified. The plan change is notified using the documentation provided by the Requestor.	Council controls what is notified. The Council is not required to consult with the Requestor and can make changes to the plan change prior to notification.
“Accepting” the plan change implies that Council is taking a neutral position and neither supports, nor opposes the proposal.	“Adopting” the plan change implies that Council generally supports the proposal.
Rules do not have legal effect until the Plan Change becomes operative.	Rules relating to water, air, soil, significant indigenous vegetation, habitats of indigenous fauna, and historic heritage, have legal effect on notification.

## Recommendation



### **“Accepting” the plan change is recommended:**

- The plan change is site specific.
- The plan change represents principally private gain.
- It is appropriate that Fonterra bear the bulk of the cost.
- It is appropriate that Fonterra controls the contents of the plan change.
- “Accepting” the plan change means Council takes a neutral position.





## Conclusion



- Accepting the plan change request does not imply that the Council hold an opinion on the merits of the plan change.
- However, it does indicate that the Council:
  - is satisfied that the request is in accordance with sound resource management practice;
  - so that it can be notified and considered on its merits.



## Next Steps



- Should Council accept or adopt the plan change, then:
  - staff will consider the notification requirements (i.e. public versus limited notification) in accordance with the RMA.



## Proposed resolution



- 1) That Council resolves to accept Fonterra Limited's "Proposed (Private) Plan Change 55 – Waitoa Dairy Manufacturing Facility" in accordance with Clause 25(2)(b) of Part 2 of Schedule 1 of the Resource Management Act 1991.**
- 2) That Council resolves, in accordance with Section 34A of the Resource Management Act 1991, to delegate the authority to decide the notification requirements for Fonterra Limited's "Proposed (Private) Plan Change 55 – Waitoa Dairy Manufacturing Facility" to the Group Manager Growth and Regulation and/or the District Planner.**

