

Conclusion

The strategies for the District's three main towns of Morrinsville, Matamata, and Te Aroha outlined in this report are long-term spatial frameworks intended to provide direction on managing the future growth of our urban areas by illustrating the indicative nature and location of development in years to come.

The strategy for each town considers two questions: whether there is enough zoned land available to meet the future urban needs, and whether the zoned land is located in the right place to ensure that the future land uses will be integrated with the town's transport and other infrastructure.

The study found that, overall, there is a surplus of land zoned for residential use (i.e. the combined land area of the existing Residential and Rural-Residential Zones), in all three towns.

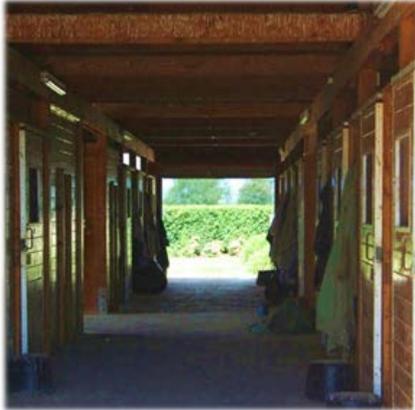
The following changes in the provision of land set aside for business and industrial uses are recommended:

- **Morrinsville:** An additional 3 ha of land should be set aside for business uses. In addition, the strategy makes provision for the expansion of the Avenue Road Industrial Zone, which may be required towards the end of the 20-year planning term.
- **Matamata:** An additional 8 ha of land should be set aside for business use, and an additional 9 ha for industrial purposes.
- **Te Aroha:** An additional 2.5 ha should be set aside for industrial use.

In terms of the preferred placement of land for the various urban uses, the town strategies for all three towns still align closely with the Operative District Plan, except:

- **Residential:** It is recommended that separate provision be made for four types of residential development; low-density, medium-density, rural-residential, and lifestyle living. Expanding the range of residential options will enable the Council to anticipate and plan better for the demands of future development on roads and other infrastructure. It will also provide for more variety in housing options that responds well to the likely long-term trend towards an ageing population. The recommendations for the four different types of residential development are described below:





- Future low-density residential areas in all three towns are proposed to be located predominantly on land already zoned Residential under the Operative District Plan. Where additional land is required, it is proposed to be placed on land contiguous with the existing Residential Zone.
- The strategy for each town proposes new brownfield areas for medium-density residential development, which is not currently provided for under the Operative District Plan.
- The strategies propose that future rural-residential development in all three towns be confined within a smaller area than currently zoned Rural-Residential.
- The strategy for each town proposes to set aside new “lifestyle living” areas, where further subdivision of rural-residential lots is not envisaged. The areas proposed to be set aside in all three towns are partly located within the existing Rural-Residential Zone, and partly fall outside the existing urban footprint.

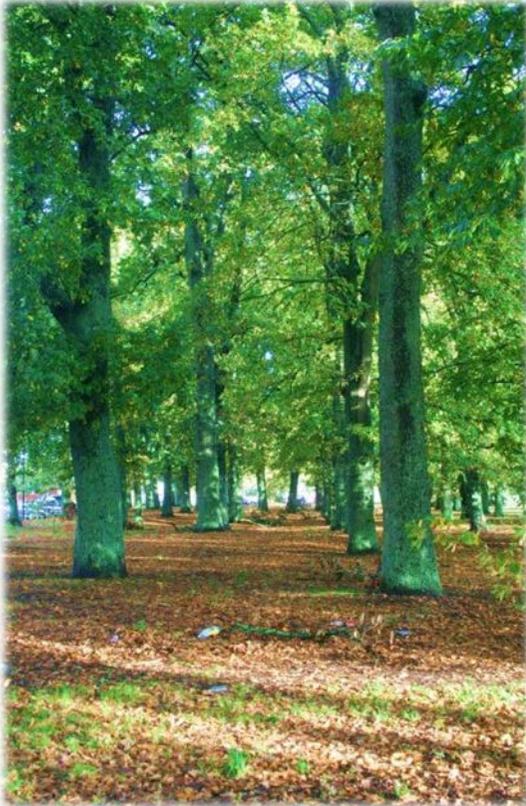
- **Business and Industrial:** The proposed location of future business and industrial land in all three towns coincides with land already zoned for those purposes under the District Plan. Where additional land is required for business and/or industrial uses, the strategies propose that the expansion take place in areas contiguous with the existing District Plan zoning.

The town strategies outlined in this report are concerned with determining the overall development frameworks for our urban areas. They are broad-brush concepts to integrate land use with infrastructure. They do not cover urban design issues at the detailed scale. These issues will be addressed through the preparation of structure plans once the areas earmarked for development have been decided.

The strategies also do not recommend changes to the current zoning of land under the Operative District Plan. Potential zone changes will be considered through a separate plan change process under the Resource Management Act.



References



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