



Housing Assessment 2022

Matamata-Piako District Council

June 2022

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Introduction

The National Policy Statement Urban Development (NPS-UD) identifies Matamata and Morrinsville and their hinterlands within the definition of being urban areas putting Matamata-Piako District as a Tier 3 territorial authority. This requires Council to take a strategic approach and determine future needs for the short, medium and long terms to meet expected demand for housing and provide the development capacity to meet expected demand for business land.

Matamata-Piako District Council has joined the Future Proof Partnership whereby the original Future Proof Partnership (Hamilton City, Waikato District and Waipa District plus other partners), is identified a Tier 1 urban environment. Tier 1 urban environments must complete a Housing Assessment and a Business Assessment every three years and Tier 3 authorities are encouraged to do the same adopting whatever modifications to the National Policy Statement are necessary or helpful to enable them to do so.

Market Economics undertook a business assessment in 2021 for the original Future Proof area and have undertaken a business assessment using the same methodology to extend and provide a consistent approach to include the townships within Matamata-Piako District Council.

This assessment is the Housing Assessment for the Townships of Matamata, Morrinsville, Te Aroha and Waharoa and has some modifications as a Tier 3 Authority, (eg not providing for an analysis on competitive markets and housing affordability)

Purpose of Report

This report provides an assessment to enable sufficient capacity to meet community demand for housing with a range of dwelling types to cater for future needs and to meet the demand in the short, medium, and long term.

The first objective of the NPS-UD is for “New Zealand to have well-functioning urban environments that enable all people and communities to provide for their social, economic and cultural well-being and for their health and safety, now and into the future”. This means that district plans need to provide for a range of residential opportunities such that all people can meet their needs.

The NPS-UD has an objective that “New Zealand’s urban environments:

(a) support reductions in greenhouse gas emissions; and
(b) are resilient to the current and future effects of climate change’. This means that planning should be designed to provide for higher density forms of housing such as duplexes and apartments rather than just stand-alone dwellings and be resilient to the likes of flood hazards. This is also supported by the objective where intensification is sought by ensuring that planning decisions improve housing affordability by supporting competitive land and development markets. A choice of homes should be on offering to meet dwelling needs and demands, as well as providing access to jobs, opportunities for social interaction and access to open space. Consideration therefore should be provided to include greater intensification close to amenities.

Future urban development is also required to be integrated with land use and infrastructure planning to ensure that services are provided or identified for the future therefore development capacity is considered in this assessment. This assessment will therefore provide information for the District Plan, any future development strategies and long-term plans.



Summary of Housing Assessment

Matamata-Piako District is expected to grow over the next 30 years based on the NIDIA high projections. District population is expected to grow from 36,785 in 2021 to 47,019 in 2051 which will require an additional 4958 residential units within the urban core areas of Matamata, Morrinsville and Te Aroha.

Seventy one percent is anticipated to be family homes, 3% for multi person homes and 26% for single occupied residential units with a growing need for single residential units over time. Council needs to ensure provision is made for different typologies in the future as part of its planning not only for the different compositions of homes but also to provide for changing needs, such as providing for more medium density housing and different types of housing.

Provision can be made for the short term for Matamata, Morrinsville and Te Aroha through greenfield and infill development which are infrastructure ready. Provision can also be made for the medium term for the three towns.

Morrinsville can now provide for the medium term, due to the private plan change application for Lockerbie to rezone land from the Future Residential Policy Area to a Medium Residential Zone has become operative. This area will provide for an additional 1200 residential units along with infrastructure which will provide for the medium and long term.

Matamata and Te Aroha don't provide residential zoned land for the long term which is only ten years away. Matamata does have a Future Residential Policy Area which could provide for the longer term which will require rezoning through a plan change. Te Aroha can provide for an additional 283 residential units through its Future Residential Policy Area subject to a plan change but is short on the projected demand for the 30 year period.

Waharoa is a small township whereby 25% of sites are vacant, and 81% of sites within the township provide for sites greater than 1000 m² providing the opportunity for redevelopment or building of additional residential units on existing sites.

Urban Areas

In August 2020 the National Policy Statement Urban Development (NPS-UD) came into effect to replace The National Policy Statement of Urban Development Capacity 2017. It identifies that it applies to all local authorities that have all or part of an urban environment within their district being a tier 1, 2 and 3 local authorities; and relates to planning decisions by any local authority affecting an urban environment.

A Tier 3 local authority means a local authority that has all or part of an urban environment within its district but is not a tier 1 or 2 local authority and whereby an urban environment means any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:

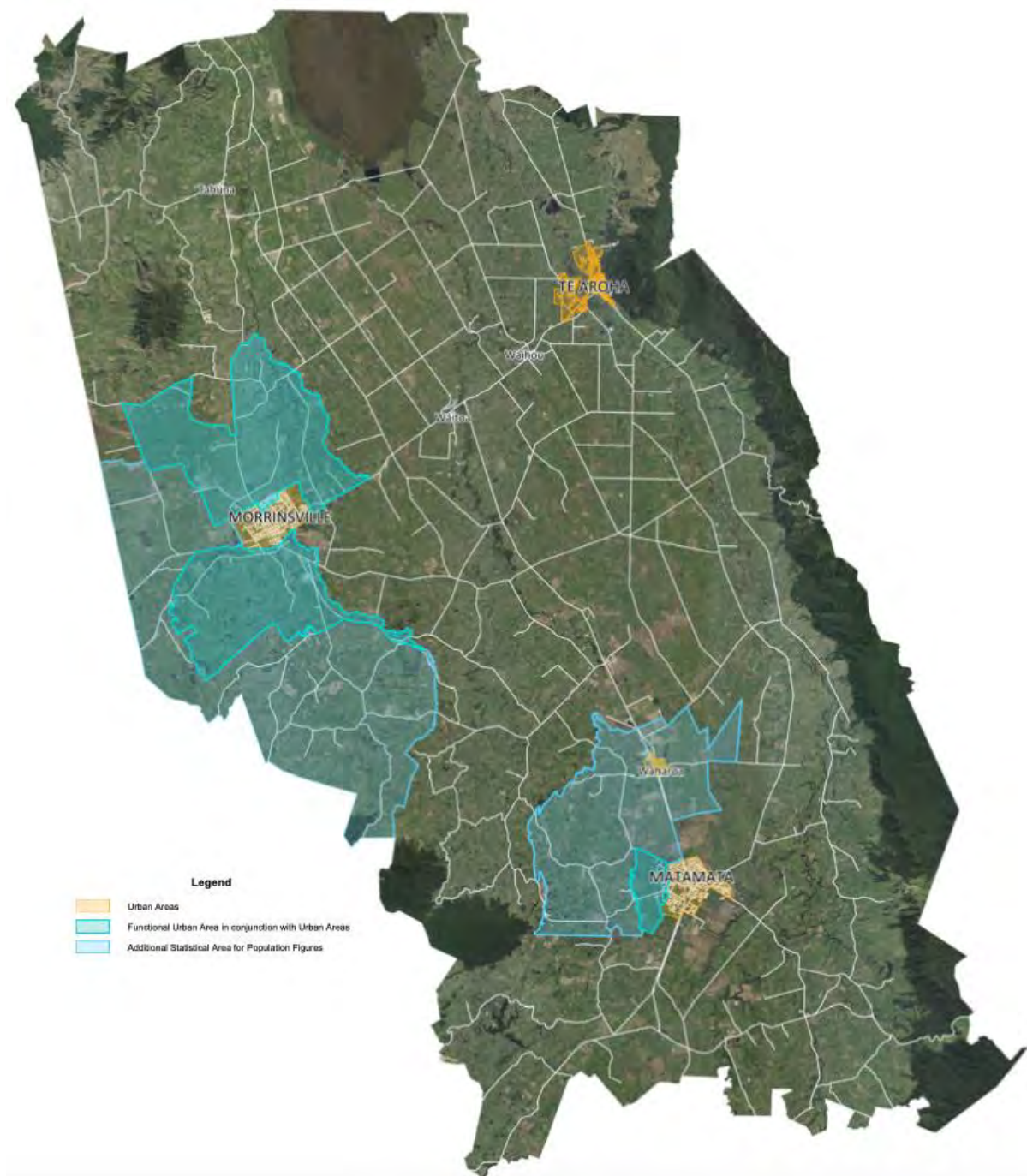
- (a) is, or is intended to be, predominantly urban in character; and
- (b) is, or is intended to be, part of a housing and labour market of at least 10,000 people

Stats NZ relates to Functional Urban Areas, which can be used to determine a 'housing and labour market'. Functional Urban Areas consist of urban areas and their commuting zones, and are based on numbers of people travelling regularly between their usual residence and their place of work. Stats NZ have used a 40% commuting rule which means that at least 40% of workers from an area are commuting into the urban core for work.

Based on the above Stats NZ shows Matamata urban core and its hinterland and Morrinsville and its hinterland are identified as urban areas under the NPS-UD. These spatial



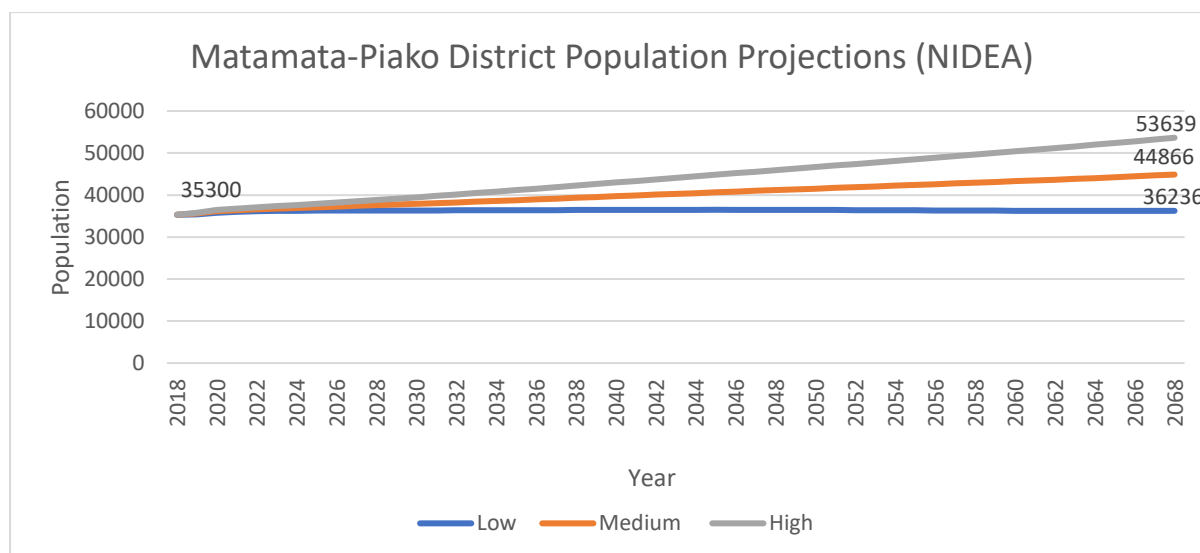
areas will be used to determine the housing needs for these areas. In addition this assessment looks at the housing for Te Aroha and Waharoa.



Population

The population projections provided by NIDEA prepared by WISE at the University of Waikato have been used in this assessment to align with Future Proof whereby the NIDEA High Series household projections are used for the housing assessment.

Matamata-Piako District is expected to grow over the next 30 years based on the medium and high projections. District population is expected to grow from 36,785 in 2021 to 47,019 in 2051.

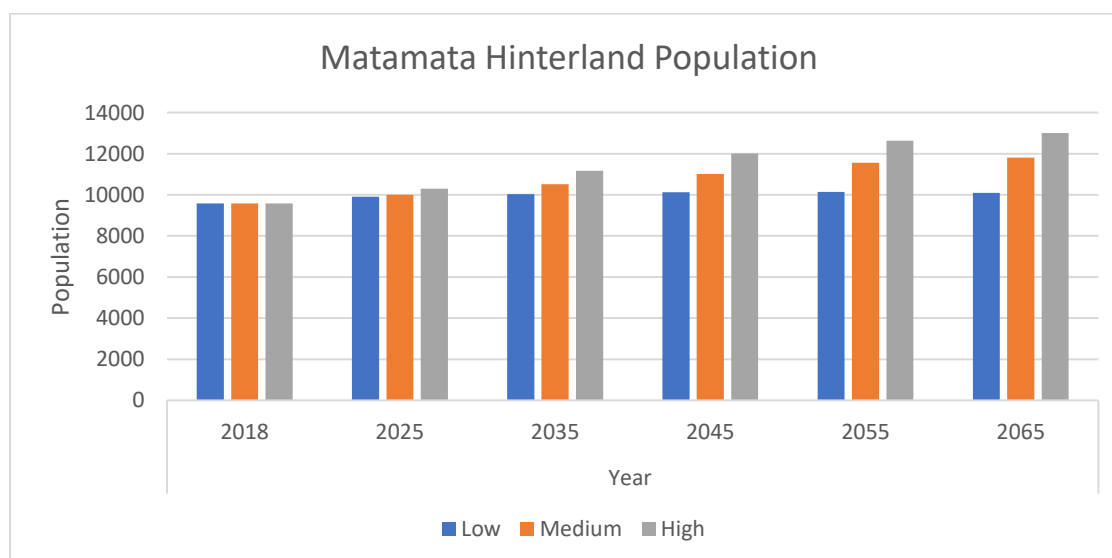


Source: 2018-base Population, Family & Household, & Labour Force Projections for the Waikato Region, 2018-2068

Matamata and its hinterland comprises those areas as identified in Figure 1 above. It includes the core of Matamata as well as the area identified by Statistics NZ as the functional urban area, along with the Statistical Area known as Waharoa-Peria which includes the township of Waharoa.

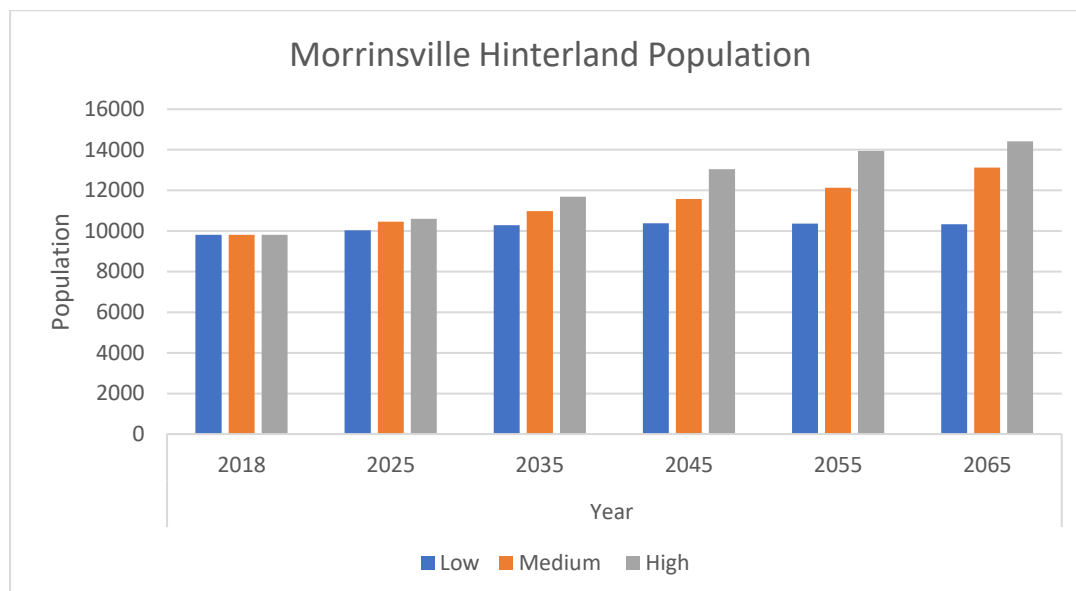
It shows that in 2018 there was 9,580 population and in 2055 it will be 12,632 using the high scenario.

It is noted that whilst the whole of Matamata is not included in the statistical area, such as the Banks Road Development Area however dwelling numbers will cover off the additional dwellings as well as what the District Plan has provided for.



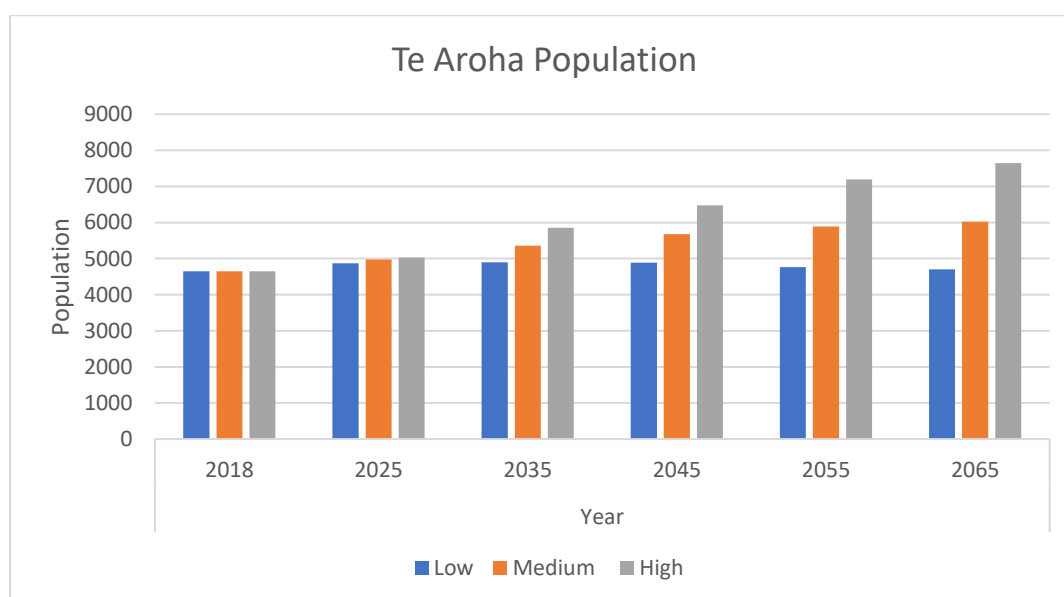
Source: 2018-base Population, Family & Household, & Labour Force Projections for the Waikato Region, 2018-2068

Morrinsville and its hinterland comprises those areas as identified in Figure 1 above. It includes the core of Morrinsville as well as the area identified by Statistics NZ as the functional urban area, along with the Statistical Area known as Tahuroa. It shows that in 2018 there was 9,810 population and in 2055 it will be 13,941 using the high scenario.



Source: 2018-base Population, Family & Household, & Labour Force Projections for the Waikato Region, 2018-2068

Te Aroha comprises those areas as identified in Figure 1 above. It includes the core of Te Aroha and is not identified as an urban area under the NPS-UD therefore it does not include any additional areas for a functional urban area. It shows that in 2018 there was a population of 4,640 and in 2055 it will be 7,197 using the high scenario or 5,890 using the medium scenario.



Future Demand

The total projected growth in residential units using the high scenario within the district is shown in the table below. It shows that 13,205 residential units in both the rural environment and urban environments were in place in 2018 and that this is expected to grow to 19,629 by 2055 or 21,293 by 2065. Table 1 shows the projected growth within the urban areas as well as the functional and statistical areas identified above for the urban areas. In 2025 63% of the households will be within the urban areas (excluding the smaller settlements), and this will drop slightly to 62% in 10 years and 61% in 30 years.

No account has been made for future rural-residential properties as these are provided for within their own zone and are to be fully serviced on-site.

Table 1 Residential Unit Estimates

Area	2018	2025	2035	2045	2055	2065
Matamata Urban	3193	3525	3932	4287	4537	4635
Morrinsville Urban	3012	3359	3760	4067	4406	4539
Te Aroha Urban	1823	2099	2435	2729	3067	3282
Total Urban	8,028 (61%)	8,983 (63%)	10,127 (62%)	11,083 (62%)	12,010 (61%)	12,456 (58%)
Waharoa-Peria	483	537	606	653	702	779
Tahuroa	641	701	850	1128	1195	1286
Other*	4052	4351	4725	5119	5722	6772
Total District	13,205	14,272	16,308	17,983	19,629	21,293

Urban & Functional Urban Areas (SA Units)						
Matamata Urban / Waharoa-Peria	3676	4062	4538	4940	5239	5414
Morrinsville Urban / Tahuroa	3653	4060	4610	5195	5601	5825
Te Aroha Urban	1823					
Other*	4052	4351	4725	5119	5722	6772
Total District	13,205	14,272	16,308	17,983	19,629	21,293

Source: 2018-base Population, Family & Household, & Labour Force Projections for the Waikato Region, 2018-2068

* Includes SA Units for Tahuna-Mangateparu, Mangaiti, Tatuani, Waihou-Manawaru, , Waitoa-Ngarua, Richmond Downs- Wardville, Okauia Hinuera, Te Poi

Based on the above number of residential units projected and using the baseline of the number of existing rated residential units as at 2022 as identified below within the urban areas the following number of residential units are projected using the core urban areas only. By including the Functional Urban Areas using the Statistical Area Units increase the demand for Matamata by 15% from 2025 through to 2065, and in Morrinsville the future demand is increased by 20% in 2025 and rising to an increase to 27% in 2045 through to 2065.

Under the NPS-UD for Tier 1 and 2 authorities margins of 20% are to be added for the short and medium terms (to 2035) and 15% margin for the longer term. Matamata-Piako is only a Tier 3 authority and it is only encouraged to apply the same requirements as for a Tier 1 and 2 authority, however legal advice has been sought and it is advised that the margins be excluded for Tier 3 Authorities.



Table 2 Future Demand

Town	2022-2025	2025-2035	2035-2045	2045-2055	Total
Matamata Urban	418	407	355	250	1430
Matamata Urban/ Waharoa-Peria	537	476	402	301	1716
Morrinsville Urban	571	401	307	339	1618
Morrinsville Urban / Tahuroa	711	650	585	506	2452
Te Aroha Urban	197	336	294	338	1165

The table below shows that NADIA has identified a mix of family residential units, units for multi persons and single person units will be required and has estimated that :

- 71% of residential units will be a family residential homes, reducing to 69% in 10 years
- 3% being multi person units
- 26% growing to 28% in 10 years for single persons

Table 3 Mix of Residential Units

Year	Family Households	%	Other multi-person households	%	One person households	%	Total
2018	9500	72	457	3.4	3248	24.6	13205
2019	9632		457		3338		13427
2020	9839		462		3447		13748
2021	9937		459		3530		13925
2022	10030	71.2	455	3.2	3613	25.6	14097
2023	10111		451		3691		14253
2024	10190		449		3770		14409
2025	10272	70.6	446	3	3852	26.4	14570
2026	10358		442		3932		14732
2027	10451		438		4015		14904
2028	10549		440		4104		15093
2029	10634		439		4184		15256
2030	10732		439		4266		15436
2031	10819		436		4346		15602
2032	10909	69	436	2.8	4432	28	15777
2033	11011		438		4519		15968
2034	11094		436		4600		16130
2035	11189	68.6	435	2.7	4684	28.7	16308
2036	11275		436		4767		16477
2037	11361		435		4856		16652
2038	11457		433		4944		16833
2043	11861	67.2	426	2.4	5359	30.4	17647
2048	12310	66.6	430	2.3	5739	31.1	18479
2053	12801	66.3	435	2.2	6064	31.5	19300
2058	13339	66.3	440	2.2	6344	31.5	20122
2063	13932	66.5	443	2.1	6574	31.4	20949
2068	14530	66.5	446	2	6868	31.5	21844

Source: 2018-base Population, Family & Household, & Labour Force Projections for the Waikato Region, 2018-2068

One of the objectives under the NPS-UD is that “New Zealand’s urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations” and that future planning needs to enable a variety of homes that meet the needs, in terms of type, price, and location of different households.



Existing Housing

Table 4 Number of Rated Residential Units as at May 2022

Location	2022 Residential Units	
	Urban Zone	Non-Urban Zone/Other
Matamata	3107	593
Waharoa	108	-
Morrinsville	2788	531
Te Aroha	1902	523

Source: Matamata-Piako District Council Rating Database May 2022

The above identifies residential units by location. It shows the number of residential units in each area that fall within the existing urban areas and those that fall outside of the urban area. These are identified by the existing residential zoned areas within the District Plan and are typically provided with infrastructure to serve these areas. Rural residential zoned areas are excluded from the Urban Zone as they are not residential in nature and this approach also aligns with the approach taken by Future Proof. Included within the non-urban areas are those properties which have been rated for a residential unit and include properties which are in the rural-residential zone, rural zone and settlement zone up to a hectare in size with Waharoa being extracted to show the number of existing residential units for the town.

Table 5 below outlines those sites within the towns that are mostly vacant within the residential zone. Many have been granted consent and are in the process of being designed or developed whilst other sites have an estimated number of residential units per hectare. See Appendix 1 for mapping of Matamata, Morrinsville and Te Aroha.

Table 5 Existing Residential Zoned Sites for Development

Address		Size m2/ha/# lots	Connection Council Services	Possible Constraints
Matamata Greenfield				
1	Tower Road Structure Plan	160 (subdivision) plus 14.93 ha* = 224	yes	no
2	Tower Road 1	25 lots (subdivision)	yes	no
3	Tower Road 2	14 lots (subdivision)	yes	no
4	Mangawhero Road	39 lots (subdivision)	Yes	no
5	Mangawhero Road (Ancroft)	41 lots (concept)	yes	no
6	Kaimai Drive (Ancroft)	52 lots (subdivision)	yes	no
7	Burwood/Richardson Roads	24 lots (subdivision)	yes	no
8	Banks Road	89 lots (subdivision)	yes	no
9	Banks Road Structure Plan	13.2 ha* = 198 lots		
10	Banks Road	1 ha* = 15 lots	yes	no
11	Batham Drive	38 lots (subdivision)	yes	no



12	Peakedale Drive	65 lots (resource consent)	yes	no
13	Haig/Beatty/ Hampton Tce	56 lots (concept)	yes	no
Total (Plan Enabled)		1040		
14	Future residential zone	73.84 ha = 1107 lots	No	Requires Plan Change
Total		1040 + 1107 = 2147		
Matamata Infill		Numbers	Percentage	Assumption for Future Demand
Within residential infill overlay $\geq 1000 \text{ m}^2$		196	33%	50% (98) short & medium term, 50% (98) long term
Sites $\geq 1000 \text{ m}^2$ general residential		404	67%	10% (40) short & medium term 7%(28) long term
Total		600	100%	264
Morrinsville Greenfield				
1	Lockerbie	124 lots (subdivision)	yes	no
2	Lockerbie	163 lots (subdivision)	yes	no
3	Lockerbie	66 lots (subdivision)	yes	no
4	Lockerbie	37 lots (subdivision)	yes	no
5	Riverview Road	3 ha* = 45 lots	yes	no
6	Seales Road	26.6 ha* = 399 lots	yes	Gully systems
7	Allan Street	9 Lots (subdivision)	yes	no
Total (Plan Enabled)		843		
8	Lockerbie Plan Change Future Residential to Residential Zone	78.11 ha (1200 res units)	Yes - Development Agreement	Not operative residential zone as at June 2022
Total		843 + 1200 = 2043		
Morrinsville Infill		Numbers	Percentage	Assumption for Future Demand
Within residential infill overlay $\geq 1000 \text{ m}^2$		166	22%	50% (83) short & medium term, 50% (83) long term
Sites $\geq 1000 \text{ m}^2$ general residential		575	78%	15%(90) short & medium term, 15% (90) long term
Total		741	100	346
Te Aroha Greenfield				
1	Tui Rd/Hamilton St	11.8 ha* = 177	yes	Gully system/rocks
2	Stirling Street	11.5 ha* = 172	yes	Stormwater/gullies
3	Sunset Place	1 ha* = 15	yes	Some flooding
4	Stanley Avenue	5.09 ha* = 76	yes	Access
5	Stanley Ave/Vogel Place	2.1 ha* = 30	yes	
Total (Plan Enabled)		470		
6	Future Residential Zone	18.9242 ha* = 283		Requires plan change

Te Aroha Infill	Numbers	Percentage	
Within residential infill overlay \geq 100m ²	120	19%	16% (20) short & medium term, 16% (20) long term
Sites \geq 1000 m ² general residential	496	81%	20% (99) short & medium term 20% (99) long term
Total	616	100	238
Waharoa			
55 vacant sites	55		
Sites greater than 1000 m ²	180	81%	
Total (Plan Enabled)	235		

* 15 lots per hectare

See Appendix 1 for Maps of Greenfield Areas

See Appendix 2 for Maps of sites greater than 1000 m²

Existing Residential Capacity

Matamata

There are 600 sites that are 1000 m² and greater within Matamata. Of these 196 (33%) sites are within the residential infill overlay whereby it is expected overtime many of the sites will be redeveloped. This leaves 404 (67%) sites which are 1000 m² and greater within the residential zone. These sites have the ability to be subdivided into two (minimum of 450m²) subject to the existing residential unit being sited to provide for a 450 m² lot. Alternatively existing residential units may be relocated providing for redevelopment of sites. In addition many of the properties are part of larger family homes which offer a lifestyle that is opted for and will not become available for any future development in the short to longer term. Assumptions have been made above in Table 5 as to how much development or redevelopment of possible infill sites will be available. An estimate of 50% of infill sites greater than 1000m² within the residential infill area is identified within the short and medium terms and the other 50% within the longer term. A lesser number of sites greater than 1000 m² is identified within the general residential zone due to most of the sites being of younger stock and not likely to be available for development for some time. Therefore 10% of the sites are identified as to be available in the short and medium terms , whilst only 7% is available in the longer term.

The building consents over the last four years (mid 2018 – April 2022) show that development is occurring as infill throughout Matamata with 20 new builds within the residential infill overlay and another 69 new builds across the town that are not greenfield development, with approximately 192 new greenfield builds. This shows that over the last four years there is 68% of greenfield builds, 7% infill within the residential infill overlay, and 25% of infill within the general residential zone.

See Appendix 3 for the mapping of the Building Consents.

Within the District Plan a Future Residential Policy Area applies to an area of 73.84 hectares, however prior to any development a plan change will be required to allow this area to be developed.

There is additional areas of 231 ha zoned for rural-residential living immediately adjoining the township of Matamata however these areas are not accounted for in the assessment as they do not provide for urban living and are required to provide all of their own infrastructure.



Morrinsville

There are 741 sites that are 1000 m² and greater within Morrinsville. Of these 166 (22%) sites are within the residential infill overlay whereby it is expected overtime many of the sites will be redeveloped. This leaves 575 (78%) sites which are 1000 m² and greater within the residential zone. These sites have the ability to be subdivided into two (minimum of 450m²) subject to the existing residential unit being sited to provide for a 450 m² lot. Alternatively existing residential units may be relocated providing for redevelopment of sites. In addition many of the properties are part of larger family homes which offer a lifestyle that is opted for and will not become available for any future development in the short to long term. The building consents over the last four years (mid 2018 – April 2022) show that development is occurring as infill throughout Morrinsville with 81 new builds within the residential infill overlay and another 55 new builds across the town that are not greenfield development, with approximately 210 new greenfield builds. This shows that over the last four years there is 61% of greenfield builds, 23% infill within the residential infill overlay, and 16% of infill within the general residential zone. See Appendix 3 for the mapping of the Building Consents.

Assumptions have been made above in Table 5 as to how much development or redevelopment of possible infill sites will be available. An estimate of 50% of infill sites greater than 1000m² within the residential infill area is identified within the short and medium terms and the other 50% within the longer term. A lesser number of sites greater than 1000 m² is identified within the general residential zone due to most of the sites being of younger stock and not likely to be available for development for some time. Therefore 15% of the sites are identified as to be available in the short and medium terms , whilst another 15% is available in the longer term.

There is an additional area of 202 ha zoned for rural-residential living immediately adjoining the township of Morrinsville, however these areas are not accounted for in the assessment as they do not provide for urban living and are required to provide all of their own infrastructure.

Te Aroha

There are 616 sites that are 1000 m² and greater within Te Aroha. Of these 120 (19%) are within the residential infill overlay whereby it is expected many of these sites will be redeveloped. This leaves 496 (81%) sites which are 1000 m² and greater within the residential zone. These sites have the ability to be subdivided into two (minimum of 450m²) subject to the existing residential unit being sited to provide for a 450 m² lot. Alternatively existing residential units may be relocated providing for redevelopment of sites. Many of the properties are part of larger family homes which offer a lifestyle that is opted for and will not become available for any future development in the short to long term, however many of the properties contain older buildings which will provide greater opportunity to have these redeveloped.

Assumptions have been made above in Table 5 as to how much development or redevelopment of possible infill sites will be available to cater for demand. An estimate of 16% of infill sites greater than 1000m² within the residential infill area is identified within the short and medium terms and with another 16% over the longer term. With 496 sites 1000 m² and greater identified within the general residential zone. It is estimated that only 40% of these are likely to be available over the next 30 years therefore 20% of these are identified for development in the short and medium terms, whilst another 20% is available in the longer term. This is due to sites being of younger stock and not likely to be available for development for some time.

The building consents over the last four years (mid 2018 – April 2022) show that development is occurring as infill throughout Te Aroha with 3 (9%) new builds within the residential infill overlay and another 26 (76%) new builds across the town that are not greenfield development (a total of 86%) whereby 14 (41%) were built within the Business



Zone, with only 5 (14%) new greenfield builds. With limited greenfield development occurring future infill is likely to continue. See Appendix 3 for the mapping of the Building Consents.

Within the District Plan a Future Residential Policy Area applies to an area of 18.92 hectares, however prior to any development a plan change will be required to allow this area to be developed.

There is additional areas of 135 ha zoned for rural-residential living immediately adjoining the township of Te Aroha however these areas are not accounted for in the assessment as they do not provide for urban living and are required to provide all of their own infrastructure.

Waharoa

Within Waharoa there are 222 zoned /surveyed residential sites whereby 108 (49%) are rated for residential units. Aerial photography shows that there are 55 (25%) of these sites are vacant.

There are 180 sites (81%) within the township that are 1012 or greater and due to the older building stock offers the opportunity for redevelopment of the sites. In addition there are approximately 20 existing developed sites which could have an additional subdivision/residential unit placed on the property due to the location of existing buildings. These were identified using GIS to identify whether sufficient land area exists within each parcel to subdivide to accommodate an additional subdivided site/residential unit as provided for under the District Plan.

Table 6 Residential Capacity

Number Residential Units	Short term 1-3 years	Medium term 3-10 years	Long Term 10-30 years
Matamata	418	285	605
Zoned residential	yes	yes	no
Capacity wastewater	yes	yes	no
Capacity water	yes	yes	no
Stormwater	yes	yes	-
Morrinsville	571	281	646
Zoned residential	yes	yes ¹	yes ¹
Capacity wastewater	yes	yes ¹	yes ¹
Capacity water	yes	yes ¹	yes ¹
Stormwater	yes	yes	yes
Te Aroha	197	235	632
Zoned residential	yes	yes	no
Capacity wastewater	yes	yes	no
Capacity water	yes	yes	no
Stormwater	yes	yes	no

¹Proposed Plan Change in process to provide for 1200 residential units which will provide for the medium and long term. This is now become operative, therefore table updated November 2023.

Growth Scenarios

The analysis above is based on using the high growth scenario provided by NIDEA specifically for the core urban areas and utilising the base data of existing rated residential units for those areas.

Growth in recent times has been unprecedented and it is considered appropriate to continue with the high scenario.

Council will be monitoring its growth as required under the NPS-UD and will have the opportunity to review these figures in three years.



Can We Meet Demand?

Under section 3.25 of the NPS-UD which is only encouraged to apply to Tier 3 authorities it says that local authorities must provide at least sufficient development capacity to meet the expected demand for residential land. It goes on to define sufficiency as being the capacity that must be:

- plan enabled
- infrastructure ready
- plan enabled, infrastructure-ready, and feasible and reasonably expected to be realised

In summary provision can be made for the short term for Matamata, Morrinsville and Te Aroha through greenfield and infill development. Provision can also be made for the medium term for Matamata and Te Aroha. Morrinsville cannot provide for the medium term, however the private plan change application for Lockerbie to rezone land from the Future Residential Policy Area to a Medium Residential Zone is in the process whereby a decision is expected this year. This area will provide for an additional 1200 residential units at a medium residential density providing for a mix of typologies along with infrastructure which will provide for the medium and long term.

Matamata and Te Aroha don't provide residential zoned land for the long term which is only ten years away. However Matamata does have a Future Residential Policy Area which could provide for the longer term which will require rezoning. Te Aroha can provide for an additional 283 residential units through its Future Residential Policy Area subject to a plan change but is short on the projected demand for the 30 year period.

Waharoa is a small township whereby 25% of sites are vacant, and 81% of sites within the township provide for sites greater than 1000 m² providing the opportunity for redevelopment or building of additional residential units on existing sites.

Conclusion

Within the Matamata-Piako District Plan provision is made predominantly for standalone residential units on individual sites with limited provisions for higher densities and typologies such as terrace housing. Such provisions will be made available as part of the Private Plan Change to rezone land at Morrinsville, however consideration needs to be given to allow greater opportunities in the other towns.

This assessment identifies the need to provide for more residential zoning in Matamata and Te Aroha for the longer term (10-30 years). Consideration should also be given to identify any future residential policy areas to ensure good planning practice is put in place for the future.



Appendix 1

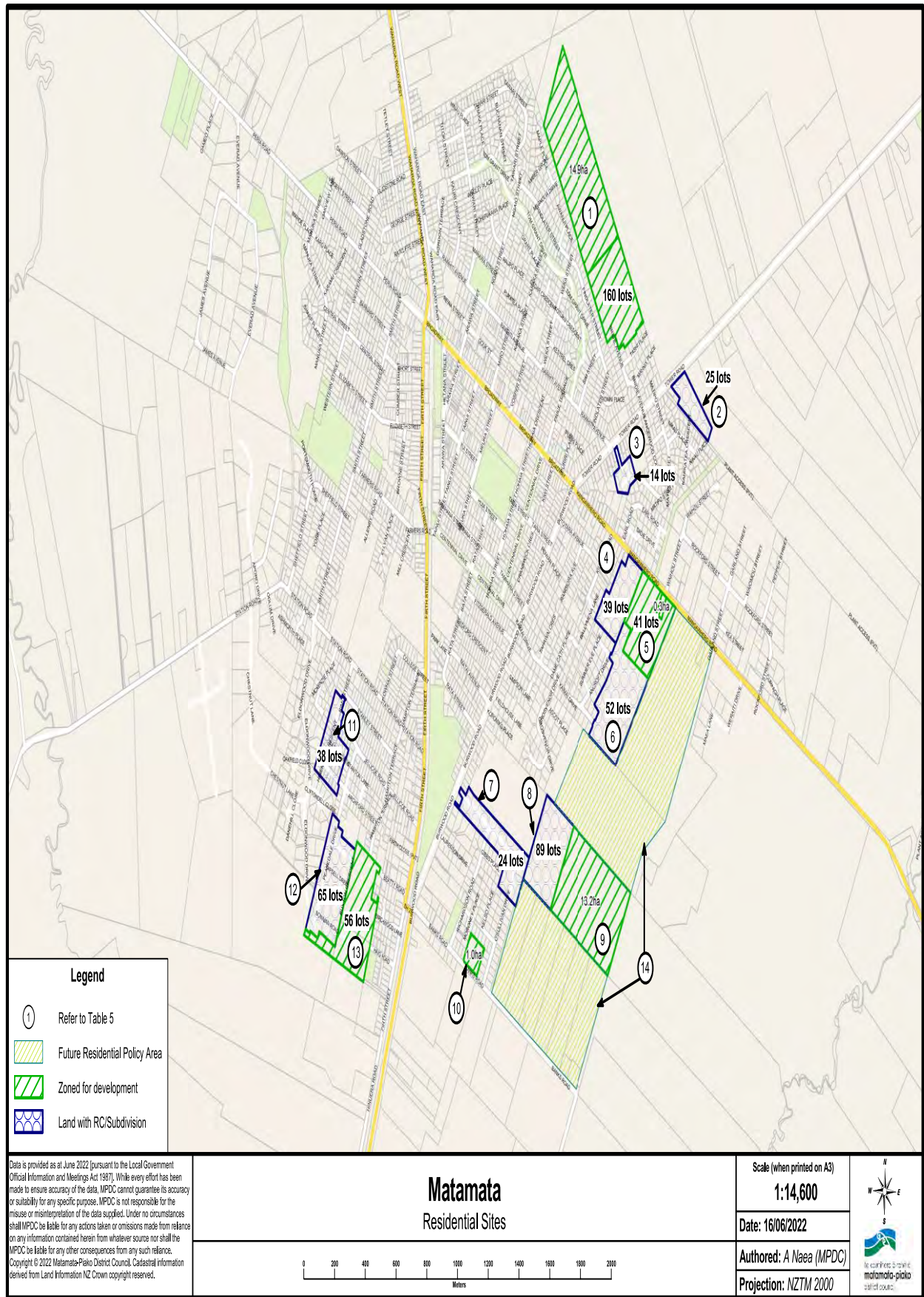
Matamata Greenfield Areas

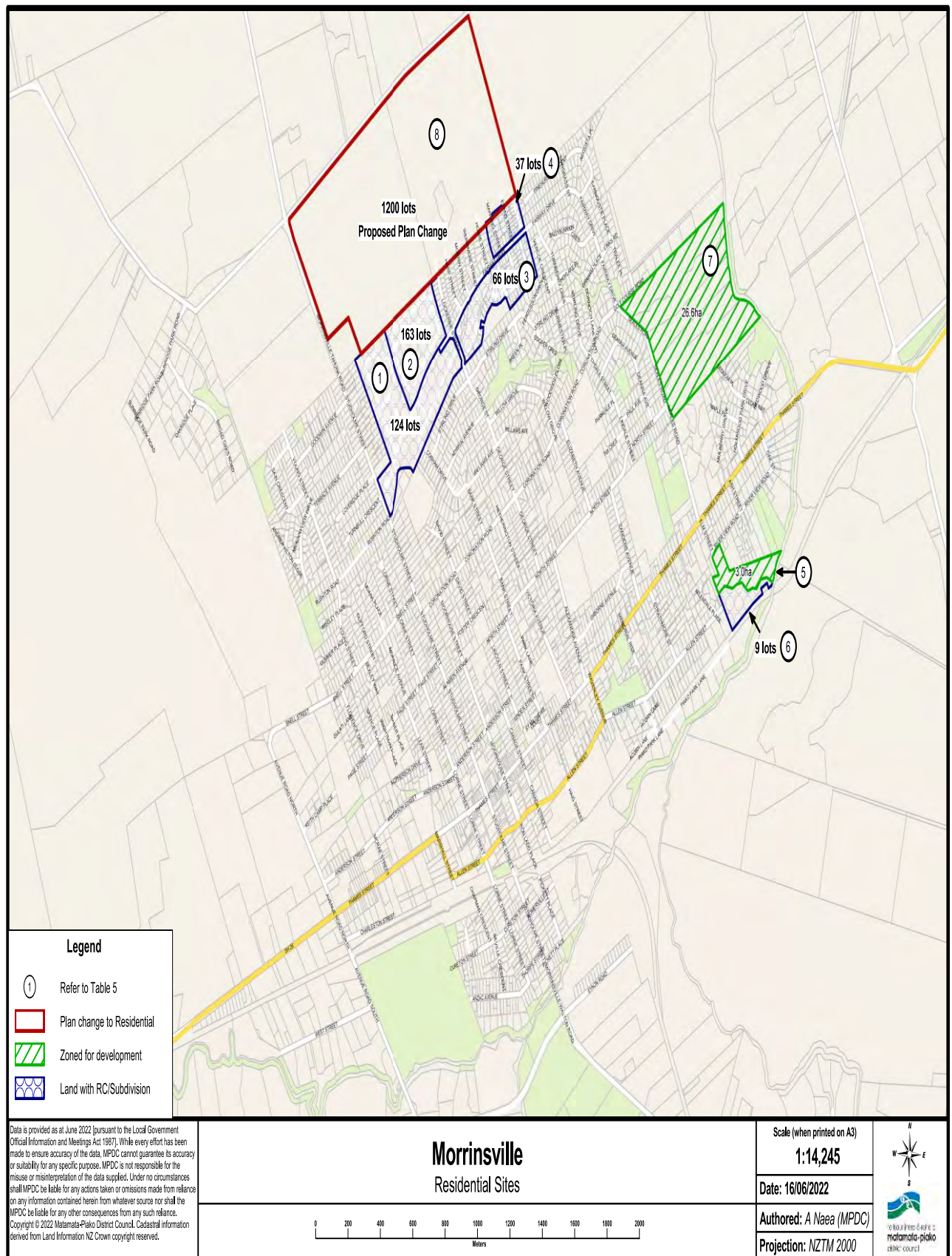
Morrinsville Greenfield Areas

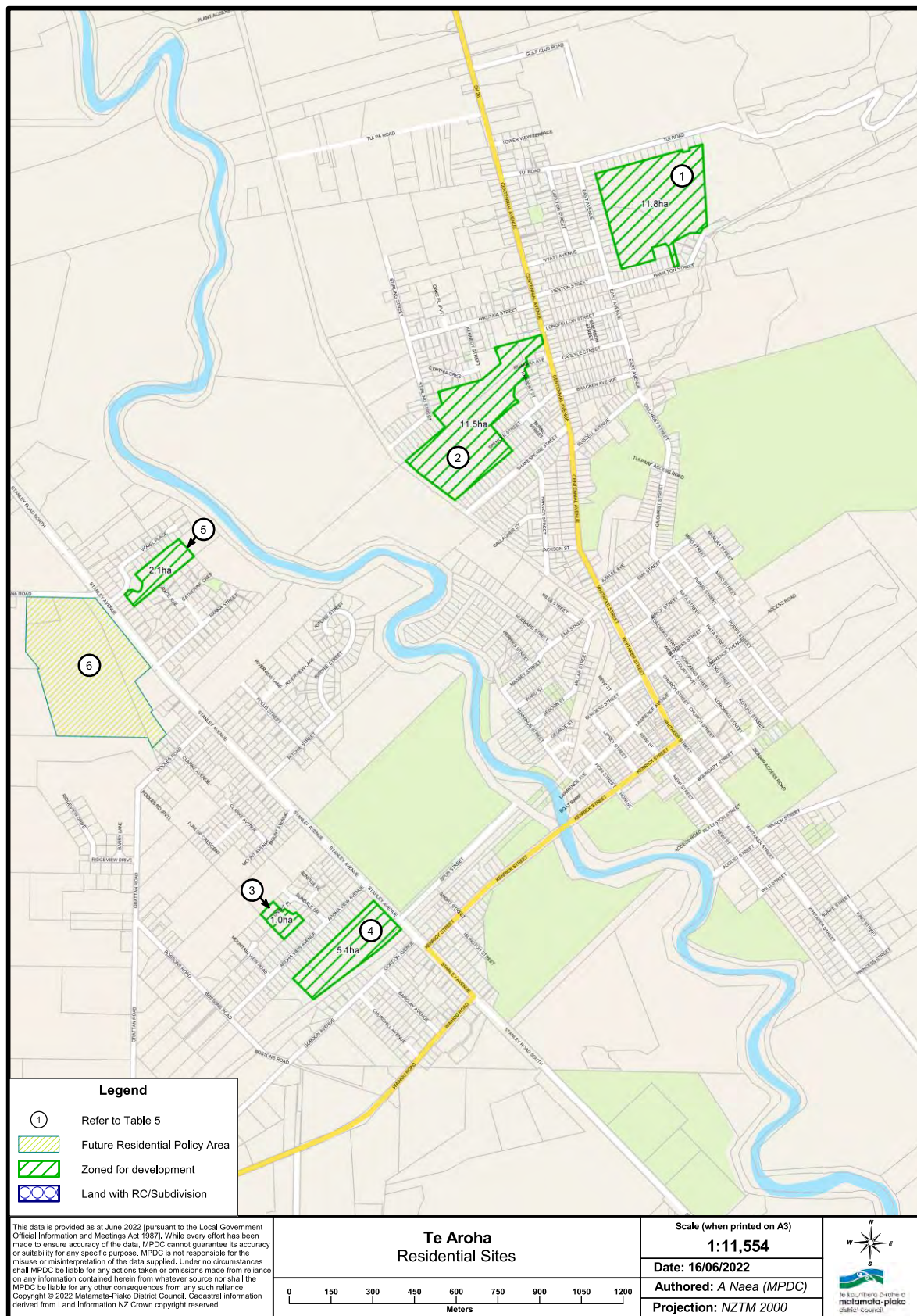
Te Aroha Greenfield Areas

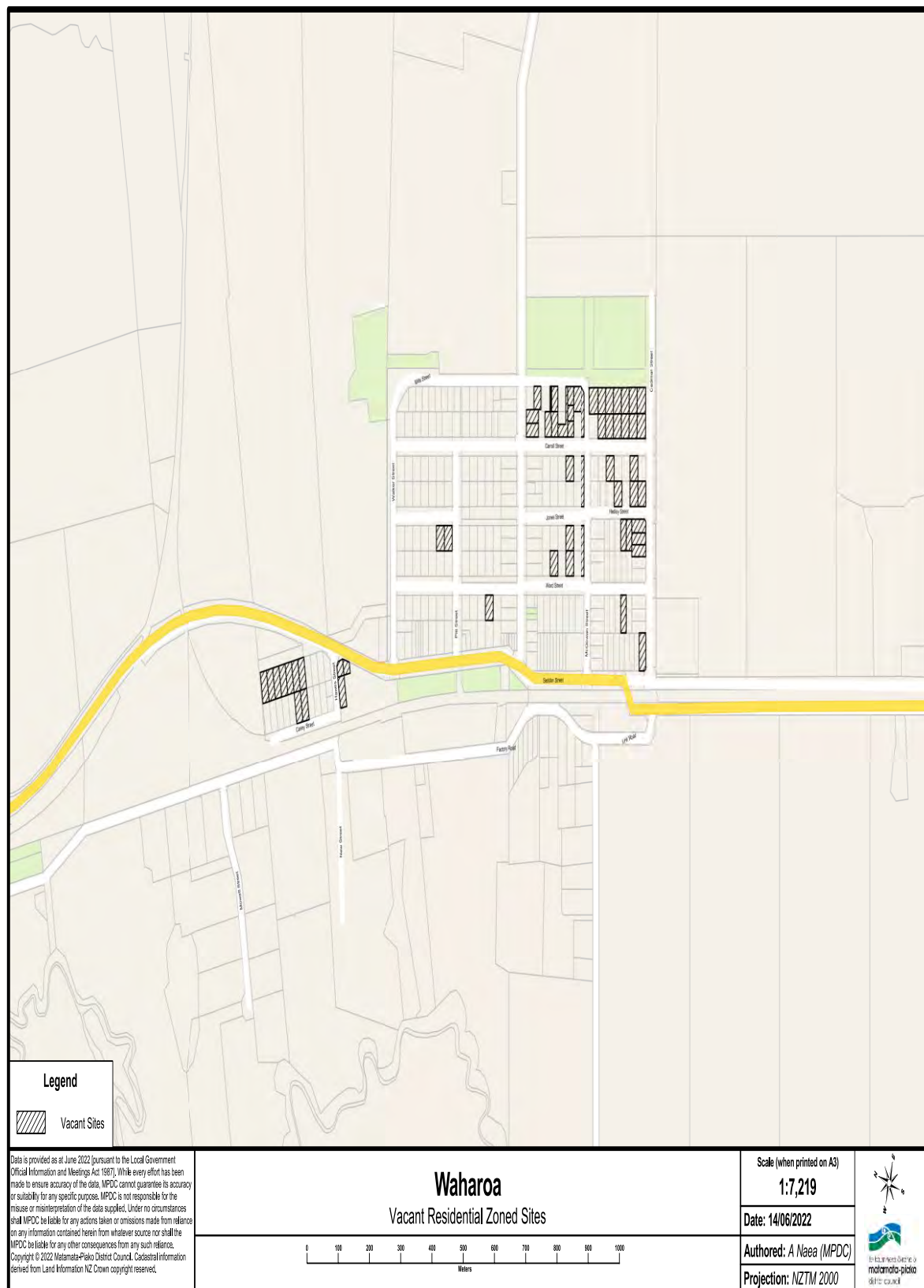
Waharoa Vacant Sites











Appendix 2

Matamata sites greater than 1000 m²

Morrinsville sites greater than 1000 m²

Te Aroha sites greater than 1000 m²

Waharoa sites greater than 1000 m²



Appendix 3

Matamata Building Consents

Morrinsville Building Consents

Te Aroha Building Consents

Waharoa Building Consents

