

# Settlements Plan Change – Plan Change 53

This plan change is part of the Matamata-Piako District Plan review. The aim is to create appropriate plan provisions for our settlements and small rural house lots.

## Manawaru Information Sheet

This is an information sheet to help residents and stakeholders to understand the plan change and how it will help in our rural settlements.

### Manawaru - Basic facts:

Manawaru is a small settlement located along Manawaru Road. The settlement has a mix of houses, a school and some commercial activities.

There is a no public water supply or public wastewater supply.

We have population projections for our settlement areas which show marginal population change in the future within the settlement.

The current zone map and aerial for Manawaru are shown on the following pages.

This can lead to additional costs and red tape for anyone proposing new buildings or businesses or requesting alterations to their home, land or business.

### What changes are proposed?

The scope and nature of the plan change will only be finalised after consultation and feedback, so we welcome you to have your say.

At this stage, the following changes are under consideration:

- Boundary and height standards for building small rural house lots;
- A review of the zone provisions;
- Subdivision and housing densities;
- Community Halls;
- Potential areas for new subdivision;
- What type of commercial and industrial development should be supported; and
- Making sure development potential is aligned to infrastructure and services.

### Why is the plan change necessary?

We want to make sure our plans support our rural settlements and communities to help landowners make better use of their properties.

Currently Manawaru is a Rural Zone. The Rural Zone and rule provisions do not reflect the type and nature of buildings and land use within the settlement area.

### Need more information?

Please visit our website [mpdc.nz/settlements](http://mpdc.nz/settlements)

Or phone or email our Policy Planner João Paulo (who we call JP)

Email [jsilva@mpdc.govt.nz](mailto:jsilva@mpdc.govt.nz)

Ph 07 884 0060

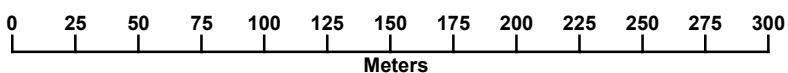




This aerial photography was flown Sep 2016-March 2018 (Urban), Jan-Mar 2012 (Rural).

This data is provided as at October 2019 [pursuant to the Local Government Official Information and Meetings Act 1987]. While every effort has been made to ensure accuracy of the data, MPDC cannot guarantee its accuracy or suitability for any specific purpose. MPDC is not responsible for the misuse or misinterpretation of the data supplied. Under no circumstances shall MPDC be liable for any actions taken or omissions made from reliance on any information contained herein from whatever source nor shall the MPDC be liable for any other consequences from any such reliance. Copyright © 2019 Matamata-Piako District Council. Cadastral information derived from Land Information NZ Crown copyright reserved.

## Manawaru Aerial Imagery



Scale (when printed on A4)  
**1:3,000**

Date: 11/10/2019

Authored: A Naea (MPDC)

Projection: NZTM 2000

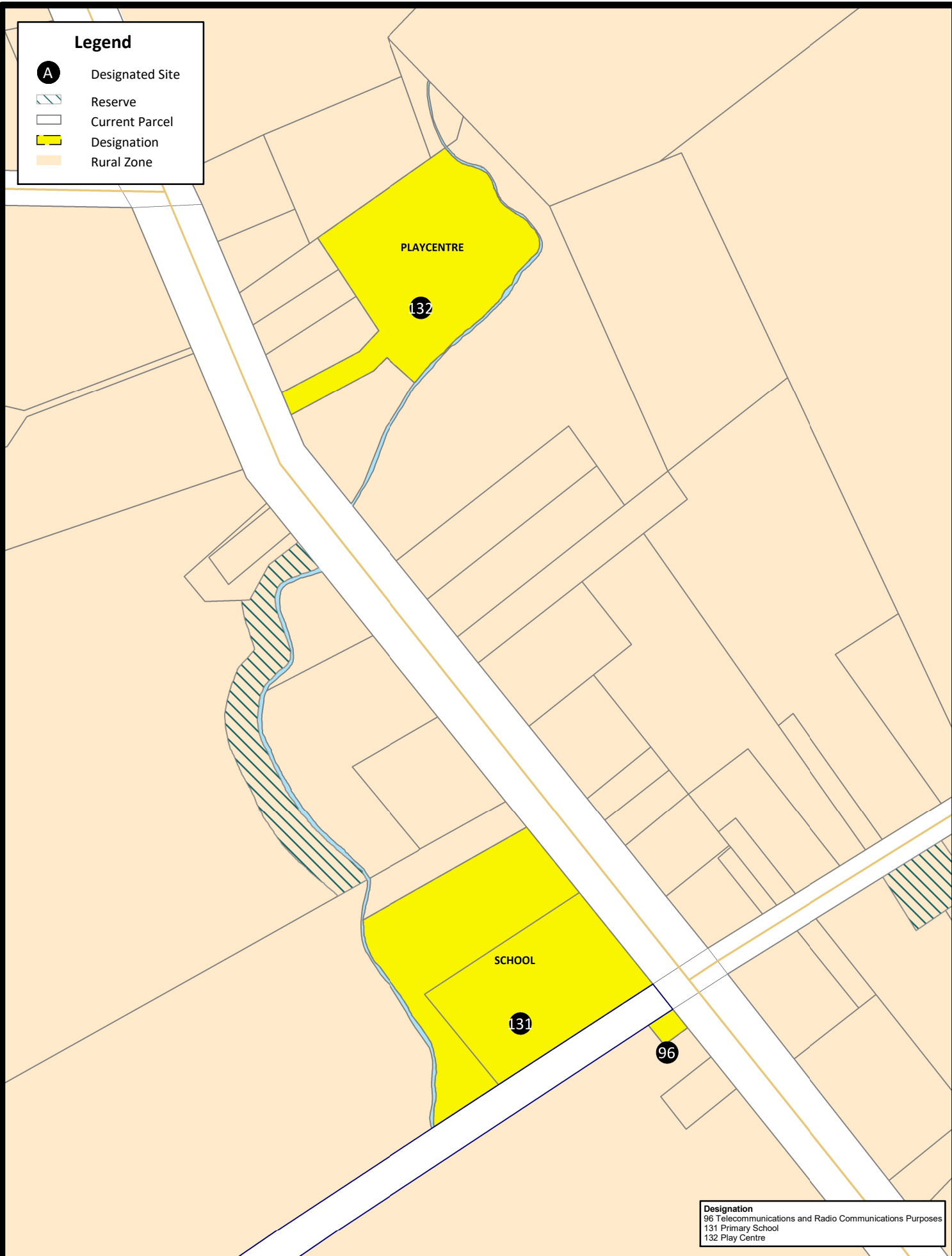


**matamata  
piako**  
district council



## Legend

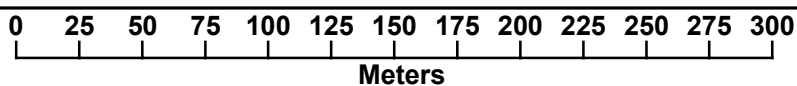
- A Designated Site
- Reserve
- Current Parcel
- Designation
- Rural Zone



**Designation**  
 96 Telecommunications and Radio Communications Purposes  
 131 Primary School  
 132 Play Centre

This data is provided as at October 2019 [pursuant to the Local Government Official Information and Meetings Act 1987]. While every effort has been made to ensure accuracy of the data, MPDC cannot guarantee its accuracy or suitability for any specific purpose. MPDC is not responsible for the misuse or misinterpretation of the data supplied. Under no circumstances shall MPDC be liable for any actions taken or omissions made from reliance on any information contained herein from whatever source nor shall the MPDC be liable for any other consequences from any such reliance. Copyright © 2019 Matamata-Piako District Council. Cadastral information derived from Land Information NZ Crown copyright reserved.

## Manawaru District Plan



Scale (when printed on A4)

**1:3,000**

Date: 11/10/2019

Authored: A Naea (MPDC)

Projection: NZTM 2000



**matamata  
piako**  
district council