

# 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.

## Waihou 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.

### Waihou - Basic facts

Waihou has a mixture of house lots and commercial and community buildings/reserves. Waihou is served by public wastewater however, no public water supply is available. Council has identified that there is capacity with the wastewater system to serve more houses.

We have population projections for Waihou which show marginal population increase in the future within the settlement.

There is potential for growth and development in Waihou and the purpose of Plan Change 53 is to enable progress.

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

### 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 Waihou has a mix of Residential Zone and Business Zone properties. The plan change will review how these provisions are working and whether some new areas for additional housing or business activities are appropriate.

### 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 in 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.

### 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

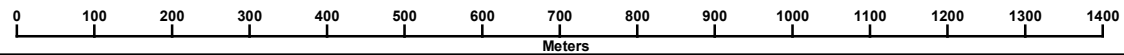




This aerial photography was flown Sep 2016-March 2018 (Urban), Jan-Mar 2012 (Rural).

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## Waihou Aerial Imagery



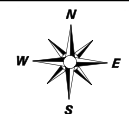
Scale (when printed on A4)

1:9,750

Date: 11/10/2019

















Authored: A Naea (MPDC)

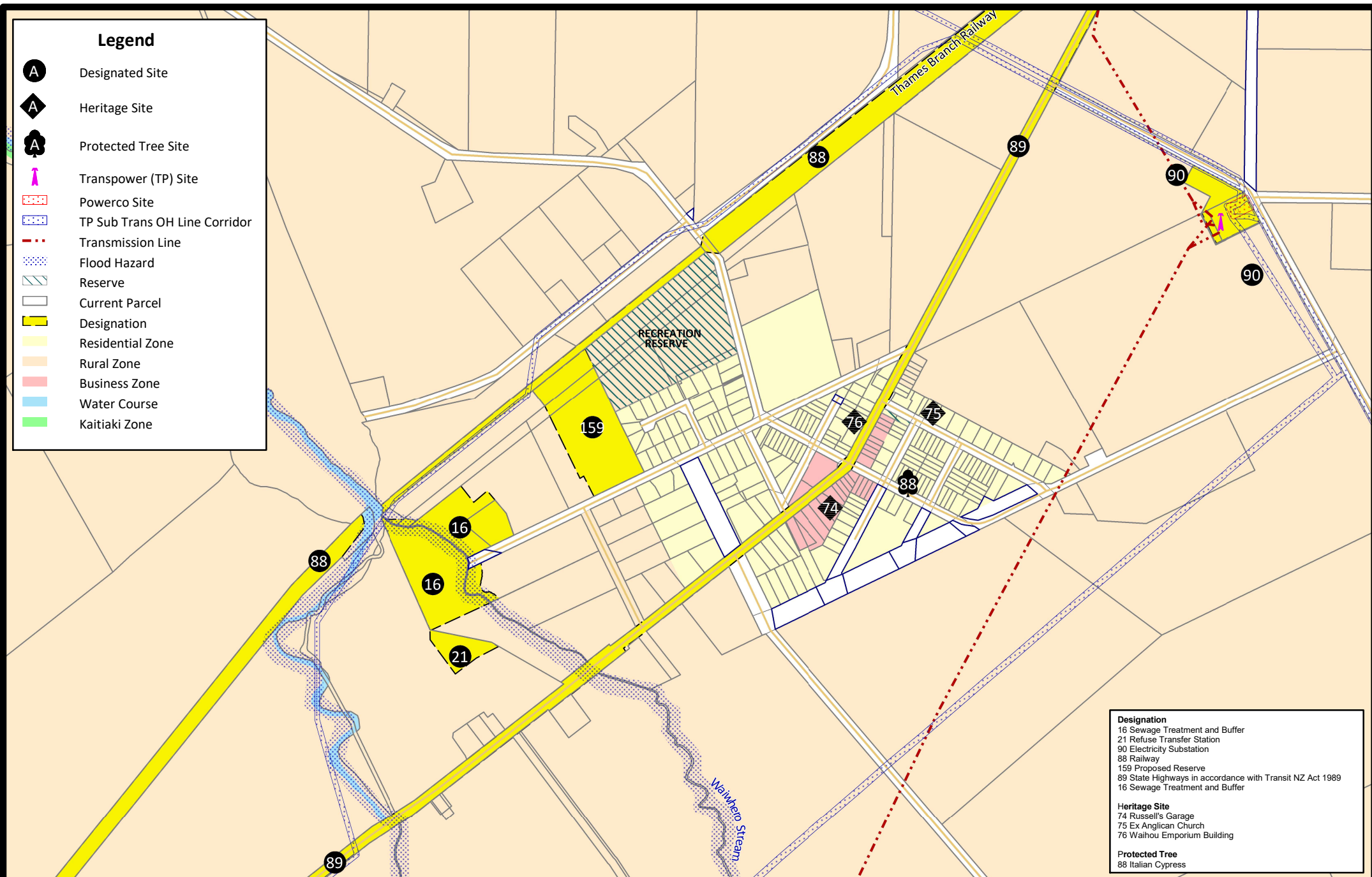
Projection: NZTM 2000





## Legend

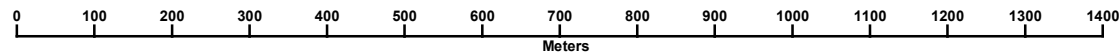
-  Designated Site
-  Heritage Site
-  Protected Tree Site
-  Transpower (TP) Site
-  Powerco Site
-  TP Sub Trans OH Line Corridor
-  Transmission Line
-  Flood Hazard
-  Reserve
-  Current Parcel
-  Designation
-  Residential Zone
-  Rural Zone
-  Business Zone
-  Water Course
-  Kaitiaki Zone



- Designation**
- 16 Sewage Treatment and Buffer
  - 21 Refuse Transfer Station
  - 90 Electricity Substation
  - 88 Railway
  - 159 Proposed Reserve
  - 89 State Highways in accordance with Transit NZ Act 1989
  - 16 Sewage Treatment and Buffer
- Heritage Site**
- 74 Russell's Garage
  - 75 Ex Anglican Church
  - 76 Waihou Emporium Building
- Protected Tree**
- 88 Italian Cypress

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## Waihou District Plan



Scale (when printed on A4)

1:9,750

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Projection: NZTM 2000

