

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.

Waitoa 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.

Waitoa - Basic facts:

Waitoa has a mixture of house lots and some commercial and community buildings. The Fonterra Dairy Factory is the major land use which has a dominant role and presence in Waitoa. There is no public wastewater or water supply however some properties have water supplied from the Dairy factory.

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

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

The current zone map and aerial for Waitoa 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 Waitoa is a Rural Zone with the Dairy Factory subject to a special Development Concept Plan. The Rural Zone and rule provisions do not reflect the type and nature of buildings and land use within the settlement area.

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.

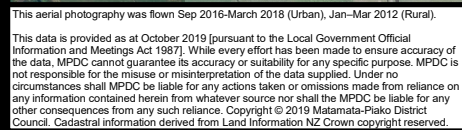
Need more information?

Please visit our website mpdc.nz/settlements















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

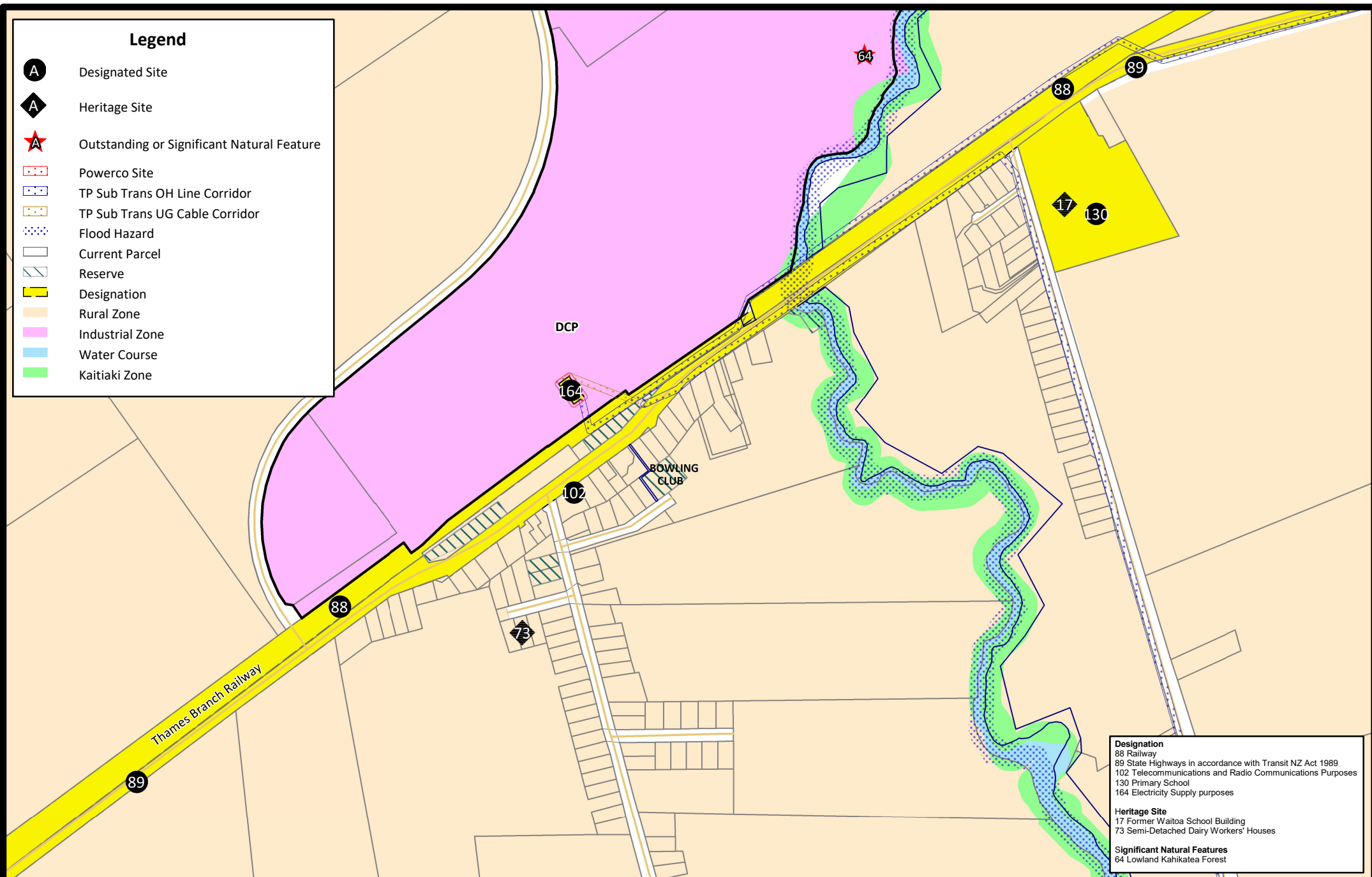
Email jsilva@mpdc.govt.nz

Ph 07 884 0060



Legend

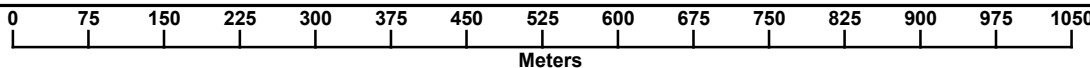
-  Designated Site
-  Heritage Site
-  Outstanding or Significant Natural Feature
-  Powerco Site
-  TP Sub Trans OH Line Corridor
-  TP Sub Trans UG Cable Corridor
-  Flood Hazard
-  Current Parcel
-  Reserve
-  Designation
-  Rural Zone
-  Industrial Zone
-  Water Course
-  Kaitiaki Zone



- Designation**
 88 Railway
 89 State Highways in accordance with Transit NZ Act 1989
 102 Telecommunications and Radio Communications Purposes
 130 Primary School
 164 Electricity Supply purposes
- Heritage Site**
 17 Former Waitoa School Building
 73 Semi-Detached Dairy Workers' Houses
- Significant Natural Features**
 64 Lowland Kahikatea Forest

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Waitoa District Plan



Scale (when printed on A4)
1:7,500

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 Projection: NZTM 2000




**matamata
piako**
 district council