

Proposed Plan Change 31 to the Matamata-Piako Operative District Plan – Precinct F Matamata

The Precinct F area is located on the south-western side of Matamata, being bound by Station Road to the west, the Eldonwood development to the north and Hinuera Road to the east. During public workshops held in 2007 this area was identified as a favoured location for future residential growth in Matamata. Proposed Plan Change 31 will enable residential development to proceed within the Precinct F area. It is expected that a high standard of amenity will be achieved through appropriate policies, methods, consent requirements and assessment criteria.

The proposed plan change looks to rezone approximately 50 hectares of land from rural-residential to residential, approximately 34 hectares of land from rural to residential, and approximately 24 hectares from rural to rural-residential zone. A small area of approximately a hectare will remain zoned rural-residential.

The proposed plan change also seeks to incorporate urban design principles into subdivision, development controls and the design of comprehensive residential development. The proposed plan change seeks to ensure there is certainty in the layout and form of subdivision through the use of the structure plan, housing density and in the coordination of infrastructure.

The proposed structure plan will guide the development of the area. The zones that have been applied to the proposed Structure Plan Area are the residential and rural-residential zones. These replace the former areas zoned rural and rural-residential. The structure plan will allow for a range of different housing opportunities through density areas and identifies the location of two 'neighbourhood nodes' to serve the day to day needs of the local community. The structure plan also identifies the location of all reserves, open spaces, and movement networks that will ensure pedestrian and roading connectivity. The Matamata Precinct F Structure Plan maps (proposed Appendix 13.2) set out the significant structural elements that are to be achieved with the development of the area.

The proposed plan change would result in amendments to the Matamata-Piako Operative District Plan to establish the Precinct F Matamata Structure Plan, design assessment criteria, new objectives and policies, new subdivision provisions, new provisions for Comprehensive Residential Developments and Neighbourhood Nodes, scheduling of significant trees, amendments to Planning Maps and other consequential amendments to the Matamata-Piako Operative District Plan.