

RESIDENTIAL ZONE

This colour identifies the Residential Zone on the Planning Maps



The Residential Zone is proposed to be in Te Kūiti and Piopio and that's where around half of the district's population live. It is really important that this zone provides a variety of housing types and promotes the best possible living outcomes for our communities. By far, the most common type of housing in Te Kūiti and Piopio is a single house on a large section. But housing is expensive and our population is ageing, so we know there might be a change in the types of housing and section sizes needed to meet future demands. Also we want to make sure enough land is available for future development. We have done some work which shows there is sufficient capacity for new houses. However, just to be sure we have decided to identify two areas totalling 23ha for future residential development in Te Kūiti.

What is most important in our residential zones?

- Providing lots of different housing types and encouraging more affordable options
- Ensuring there is enough land for housing and that land is used efficiently
- Protecting the unique character of our towns and improving amenities wherever we can
- Ensuring housing is well designed so people get enough sunlight and can access outdoor space
- Keeping the Residential Zone for housing and providing other locations for commercial and industrial activities

How is the draft Residential Zone different from the current Residential Zone?

- Seven different types of housing are now permitted including tiny houses, papakāinga housing, compact housing and duplexes
- If you meet the rules, you can run a home business from the Residential Zone and there are now provisions for different visitor accommodation options like Airbnb
- Some townships such as Mokau and Maniāiti/Benneydale which were residential zones, are now **settlement zones** to allow more flexible property use
- You can't keep pigs and roosters in a residential zone. There are new rules about poultry and beehives.
- There are new rules for the unique, historic railway cottages grouped at the northern end of Te Kūiti (**PREC1**) and for the commercial activities around Bosco Café in (PREC2)
- Activities like motels, campgrounds, churches and halls, retirement villages and marae are anticipated in the Residential Zone but they will need a consent to make sure they don't impact residential character through things like noise and traffic
- New homes near the state highway and railway lines must meet noise insulation standards

How many houses can I have on my property?

If your property (land area) has a Council wastewater system connection:

If your property is 800m² or greater
One residential unit

AND
either one tiny house or one minor residential unit

OR
One set of duplex dwellings

OR
A co-housing development of up to 6 houses where 400m² is available for each unit

OR
Up to 6 tiny houses, but each tiny house must have 200m² of net site area

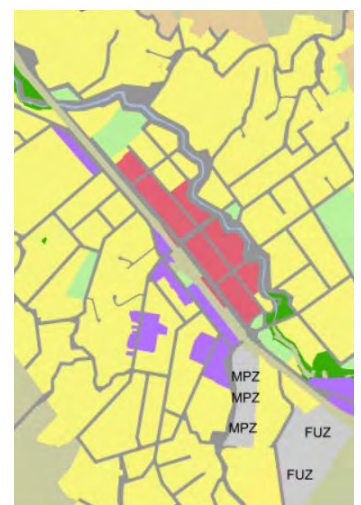
OR
Up to 6 papakāinga units but each unit must have 200m² of net site area

OR
A compact housing development with 2 to 6 units but each unit must have 300m² of net site area

If your property is 450m² or greater

One residential unit per 450m² of net site area

AND
either one tiny house or one minor residential unit



If your existing property is less than 450m² the proposed rules also enable one residential unit and either one minor residential unit or a tiny house OR up to 2 tiny houses or 2 papakāinga units.

Read more about Residential Zones on the next page





If your property does not have a Council wastewater system connection the rules are slightly different:

- You may still have one residential unit AND either one tiny house or one minor residential unit OR one set of duplex dwellings - but your minimum site area must be at least 2500m². This is because wastewater needs to be safely disposed of on the site
- Up to 6 dwellings in co-housing developments or tiny house developments are also permitted so long as there is enough room to treat and dispose of wastewater and stormwater
- Because of the intensity of development, papakāinga and compact housing is only permitted where the site has full wastewater reticulation. Because the treatment system is different in Piopio, compact housing is not permitted there

What is the difference between these forms of housing?

- Residential unit – means a standalone (main) house
- Minor residential unit – this is a smaller house on the same property as the main house
- Duplex dwellings – this is where two houses are joined next to each other or above one another
- Co-housing development – where residents own and manage their co-housing community collectively and share some common facilities such as lounge/dining spaces, laundries or gardens
- Tiny houses – very small (up to 20m²) self-contained residential accommodation which is built on a chassis, has wheels and can be towed by a vehicle, but is not motorised itself. Tiny houses are not allowed to be attached to the ground on a permanent foundation
- Papakāinga units – residential accommodation which supports traditional Māori cultural living for a recognised mana whenua group within the Waitomo District
- Compact housing development - self-contained residential units which are designed together, including their layout and access, so they are compatible

Where can I build on my property?

- The rules are mostly the same as the current rules - buildings must be setback 5m from the road boundary and 1.5m from all other boundaries
- If you are building a deck over 1.5m in height it has to be setback 3m from all internal boundaries

How do the rules ensure privacy and daylight?

- There are rules about the maximum height of a building and how high a building can be close to a boundary

How much of my property can I cover with buildings?

- You can cover to up to 35% of your property with buildings
- Papakāinga development and compact housing developments have different standards

Can I run a business from home?

- Yes, but there are limits on things like the number of people working in it and its operating hours to make sure the home business is not too big and doesn't affect surrounding residents. For example, home businesses cannot involve panel beating, spray painting, motor vehicle repair or wrecking
- If you are already running a business from a residential site that meets the current rules, you can keep doing that, but expansion of commercial activities is not encouraged

Please note this factsheet is a summary and does not include the full set of rules. You can read the full set of rules [here](#)



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