

MOKAU COMMERCIAL PRECINCT (Precinct 4)

This colour and outline identifies the Mokau Commercial Precinct on the Planning Maps



Mokau is a small coastal settlement on the west coast, located at the southern edge of our District at the mouth of the Mokau River. State Highway 3 passes through the town on its route from Te Kūiti to Waitara and, eventually, New Plymouth. While it is a small town for most of the year, the population increases considerably with visitors during the summer months and whitebait season.

The existing commercial area of Mokau serves the local population, surrounding rural area, and people travelling along State Highway 3. While Mokau cannot support a full commercial zone, we do not want to constrain commercial activities. A precinct approach was supported by the Mokau community through the Town Concept Plan process.

Currently, there are some retail and commercial services in Mokau and it is important to allow for a wider range of activities and services. People may also choose to develop further industrial activity, and this too needs to be considered. The development of Mokau also supports local job opportunities.

What is the Mokau Commercial Precinct (PREC4)?

- PREC4 is an overlay which sits overtop of the Settlement Zone in the planning maps.

Where is PREC4 located?

- The blue dashed line on the map identifies the properties located in PREC4

Why do we need a precinct?

The purpose of the precinct is to recognise the importance of the existing Mokau commercial area and provide further development and job opportunities.

How does the precinct do this?

The precinct supports this by:

- Promoting developments which support local employment opportunities and increasing the range of goods and services available for residents and visitors
- Enabling motor vehicle repair garages and requiring other industrial activities to be assessed through the resource consent process
- Ensuring the height and scale of any new buildings fits in with its surroundings
- Directing more intensive housing developments away from the precinct and into the settlement zone
- Avoiding farming activities
- Encouraging developments that fit with the Mokau Town Concept Plan



Which activities can establish in the precinct?

- Retail and pop-up shops
- Visitor accommodation
- A range of eating options including cafes, restaurants, clubrooms and coffee carts
- Commercial services and indoor fitness centres
- Small tourism facilities and hire of vehicles and gear
- Healthcare facilities and emergency service facilities
- Educational facilities and community facilities including libraries and museums
- Theatres and cinemas
- Motor vehicle repair garages

Read more about Mokau Commercial Precinct (Precinct 4) on the next page



For all of these activities there is proposed to be a limit of 250m² gross floor area per site. Any activity that exceeds this m² will require a resource consent. Why? Larger activities will mean there is less future capacity and this is a matter that needs to be carefully considered. For the same reason residential units are permitted but more intensive residential development requires a resource consent.

Are there any limitations on how long shops can be open?

Yes, activities must not operate outside the hours of Monday to Sunday 7am – 9pm, including the loading and unloading of goods.

I have a shop in the precinct, can I live in or above my shop?

Yes.

How high can I build?

The maximum height is 8 metres

Where can buildings be located?

- You can build right up to the road boundary
- You must be at least 2.5m from other boundaries
- For other boundaries there are height in relation to boundary requirements which means taller buildings need to be further away from the boundary

Are there any design requirements for buildings?

Yes, for commercial activities you will need to ensure the main public entrance must be parallel to the road boundary.

For all buildings:

- You can cover to up to 35% of your property with buildings

Can I put a house on my property?

Yes, although you will not be able to use your property for co-housing, papakaainga or tiny house developments in the Precinct.

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

Site Size: 450m ² or greater	Site Size: 600m ² or greater	Other housing options
One residential unit per 450m ² of net site area	One residential unit AND either one tiny house or one minor residential unit up to 70m ²	One set of duplex dwellings per 800m ² of net site area

If your property is 800m ² or greater	If your property is 450m ² or greater
One set of duplex dwellings	One residential unit per 450m ² of net site area AND either one tiny house or one minor residential unit

Where sites do not have a Council wastewater system connection, then the rules are a bit 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
- Another housing option is one set of duplex dwellings per 2500m² of net site area

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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