

COMMERCIAL ZONE

This colour identifies the Commercial Zone on the Planning Maps

Our district has two areas of commercial zone one in Te Kūiti and the other in Piopio. These towns have defined central business areas providing commercial services and retail activities to residents and visitors. In Te Kūiti there is more commercial zone than we need. For this reason a new commercial precinct has been defined. You can read more about the precinct [here](#).

It's important that our town centres are welcoming and vibrant. A pathway to achieve this has been mapped out in the town concept plans produced as complementary documents to the new plan. People are encouraged to read the Town Concept Plans to understand Council and community aspirations. You can access the Town Concept Plans [here](#).



What is most important in our commercial zones?

- Encouraging commercial and retail development and employment opportunities
- Increasing the vitality of Te Kūiti as the district's primary commercial centre
- Providing opportunities for people to live while protecting retail frontage in the Te Kūiti precinct and the Commercial Zone in Piopio
- Maintaining amenity values
- Using commercial land efficiently

How is the draft Commercial Zone different from the current Business Zone?

- To use commercial land efficiently, the new district plan lists activities that are appropriate. Industrial activities are not anticipated, but some allowance is made in Piopio. Residential activities are anticipated except on the ground floor of the CBD (Precinct 5) in Te Kūiti and Piopio
- The new district plan supports the CBD (Precinct 5) in Te Kūiti as the core area for commercial and retail activities in Te Kūiti. You can read more [here](#)
- In Te Kūiti outside of Precinct 5, large format retail, outdoor retail activities and a range of other activities are permitted including compact housing and duplex dwellings
- In Piopio retail activities, large format retail and a range of other activities are permitted. Only in Piopio, industrial activities may establish through the resource consent process and not all sites will be suitable. Residential units are provided for as long as they are not on the ground floor
- Similar to the current district plan, all commercial services such as offices, shops, pharmacies and hairdressers are permitted
- All new buildings housing noise sensitive activities (like houses) close to the State Highway or railway track must meet noise insulation standards
- 100% of your property can be covered by buildings which is the same as the current rules

What is the difference between these forms of housing?

- The Residential Zone fact sheet describes all of the different types of

housing. You can read that [here](#)

Where can I build on my property?

- Buildings must not be higher than 10m in Te Kūiti and 9m in Piopio
- Outside of Precinct 5 there is small setback requirement where a building is adjacent to another zone or a residential property.
- Requirements to screen outdoor storage areas are also proposed

Can I run a business from home?

- Yes, you can but it's important to remember that one resident must be involved in the operation of the business and it must be incidental to the use of the site for a residential activity
- Some activities are not allowed like motor vehicle wrecking and activities involving fish and meat processing. In the commercial zone these activities are industrial activities

In the Te Kūiti outside Precinct 5	In the Te Kūiti inside Precinct 5	In Piopio
One residential unit per site where the site has a minimum net site area of 450m ² And One minor residential unit Or One set of duplex dwellings per 800m ² of net site area Or A compact housing development comprising no more than 6 residential units where 300m ² of net site area is provided per unit	Click here to read the fact sheet	Residential units are only allowed above ground floor level.

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](#)

Why do we need an Amenity Precinct?

The 2018 Waitomo Caves Village Town Concept Plan identifies key existing features of the village, present issues and future opportunities. The Amenity Precinct implements a number of the Town Concept Plan's components, such as:

- Ensuring signs are of a design and scale that is appropriate in the surrounding environment
- Consolidating the Waitomo Caves Village core and making sure that new zoning focuses activities as far as possible into the central village area so this area becomes busy and interesting
- Examining opportunities to avoid ribbon development, reduce the number of signs and other visual clutter along the State Highway corridors and at the gateway entrances so that their visual impact is less overwhelming, less cluttered and offers more helpful directional signage

The establishment of an Amenity Precinct is one of the main ways we can make the Waitomo Caves Village Concept Plan happen.