

TE KŪITI CBD PRECINCT (Precinct 5)

This colour and outline identifies the Te Kūiti CBD Precinct on the Planning Maps



Te Kūiti is the main centre of our District and contains the majority of businesses and services. Te Kūiti CBD is struggling as shown by economic analysis which found over a quarter of Te Kūiti's retail space is vacant and 51% of the retail spend generated within the district is spent outside the district in other retail centres. The excess in retail space explains why some shops have remained vacant for some time. A district plan can help to address this issue by looking at how land is used. What we are proposing is to focus new smaller scale retail activities within the Te Kūiti CBD precinct. Large format retail activities will be encouraged outside of the precinct as well as a diverse range of other activities. It is important we support Te Kūiti to continue to be the central business area and a vibrant and interesting place for visitors as well as providing our community with everything it needs.

What is the Te Kūiti CBD Precinct (Precinct 5)?

Precinct 5 is an overlay which sits overtop of the Commercial Zone in the planning maps.

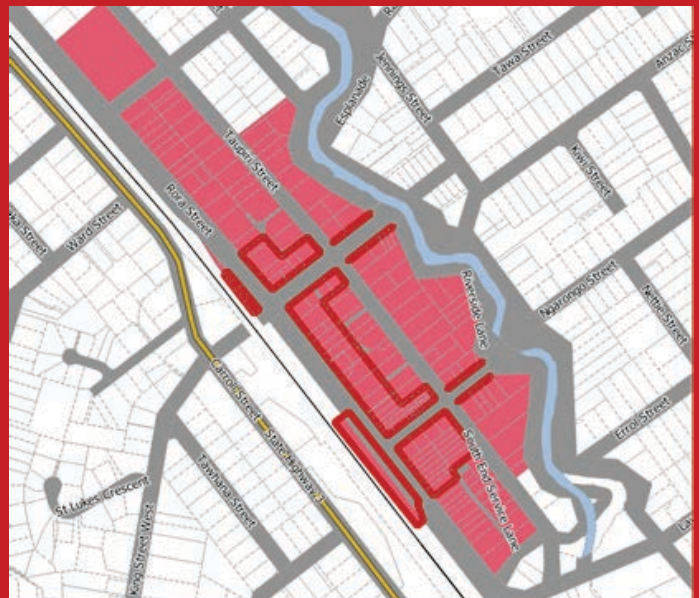
Where is Precinct 5 located?

The properties shaded in pink illustrate the extent of the Commercial Zone. The properties outlined in red indicate those properties which are to be part of Precinct 5.

How does the precinct do this?

The precinct supports this by:

- Creating a central, vibrant area where retail activities and commercial services are encouraged to locate
- Providing a destination for shoppers
- Providing for a range of retail and commercial services
- Making sure the ground floor is for shops and commercial services of a scale you would expect in a town centre. Large format retailing like Mitre 10 is provided for outside of the precinct.
- Encouraging residential accommodation to be above ground floor
- Less restrictive carparking
- Enabling temporary uses such as pop up shops



Why do we need a precinct?

The purpose of this precinct is to provide a consolidated centre and help support Te Kūiti be a thriving and interesting town.



Which activities can establish in the precinct?

- Shops including pop up shops
- Commercial services
- Tourism facilities
- Gyms
- Theatres and cinemas
- Cafes, restaurants, clubrooms and licensed premises, coffee carts and food trucks
- Libraries and museums
- Healthcare facilities
- Visitor accommodation
- Residential units above ground floor level
- Emergency services facilities

What activities need to be located outside the precinct?

The intention of the precinct is to support development of an economically viable and vibrant town centre. Some activities are therefore not encouraged as they are not suitable for a town centre, such as:

- Large format retail
- Outdoor retail activities like garden centres and car sales yards
- Educational facilities
- Community facilities
- Marae complex
- Residential units on the ground floor
- Motor vehicle repair garages
- Retirement villages, boarding houses and managed care facilities
- Service stations
- Takeaway food outlets with a drive through facility
- Industrial activities

Why is large format retail not allowed in the precinct?

Large format retail like Mitre 10, Farmers, The Warehouse and other large scale retailers that take up a large area are not encouraged in the town centre because:

- They take up a lot of space
- Having a lot of smaller buildings such as boutique clothes shops, butchers, bakeries and hairdressers make the town centre a more vibrant place
- Smaller shops provide a wider variety of goods and services that large format retail usually does not
- Having lots of different shops makes the town centre more walkable
- Allows more people to set up their businesses in the town centre
- Means that our community does not need to shop anywhere else and supports the local economy

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

Yes, we are thinking about providing for shopkeeper dwellings. The shopkeepers dwelling can either be located:

- Within the same building as the shop, provided it is behind the shop frontage; or
 - You can use ground floor space at the rear of a building for a single residential unit for staff (and their families) working on that site
- You can also build/or live in a residential unit above a shop.

Where can buildings be located?

- You build right up to the boundary so long as vehicle accessway, service lane, driveway, or other vehicle access point is left clear
- On front, corner and through sites the building must be built on the road boundary of your property

How high can I build?

The maximum height is 10 metres.

Are there any design requirements for buildings?

Yes, you will need to design buildings so that they are easy to use for pedestrians.

- The main public entrance must be parallel to the road boundary
- You must have a clear glass display window for at least 50% of the building frontage
- Vehicle crossings cannot be over the front boundary

All buildings must have a verandah and this needs to be:

- Designed in relation to its neighbouring buildings
- Continuous along front of the site
- Provide a waterproof connection to the next property
- Be at least 3m deep
- Reach at least 0.5m short of the road kerb
- Be between 3 and 4m in height

You don't need to put on a verandah if you have a scheduled heritage building where it was not part of the original design.

I have an existing building, do I need to add on a verandah?

No, it's only if you are making your building bigger or constructing a new building.

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](#)

