

AMENITY PRECINCT (Precinct 6)

This colour and outline identifies the Amenity Precinct on the Planning Maps

The Waitomo Caves are one of New Zealand's most iconic and historic tourist attractions. Currently (pre-Covid) over 500,000 domestic and international visitors go to Waitomo Caves Village each year and this is likely to increase as tourism operators diversify their activities.

This precinct applies over the top of land zoned General Rural Zone, Māori Purpose Zone, Natural Open Space Zone, and Settlement Zone. The Draft Plan is proposing additional controls in respect of signs, relocated buildings and shipping containers. It also controls tourism facilities within the General Rural Zone. In addition to managing signs, the precinct also protects the safe functioning and efficiency of the State Highway network by signalling that development outside of the identified tourism zones should only proceed in specified circumstances.



Where is the Amenity Precinct located?

It is located along the State Highway 37 corridor between Hangatiki and Waitomo Caves Village, and between Hangatiki along State Highway 3 to the northern boundary of the district. The precinct is approximately 100 m wide on each side of the road and is identified by the light blue dashed line on the map above

Is this a new overlay?

The corridor along State Highway 37 between Hangatiki and Waitomo Caves Village and between Hangatiki along State Highway 3 to the northern boundary of the district, is part of an extensive landscape policy area in the current district plan.

The PDP does not identify the same extensive area, instead prioritising the State Highway corridors (outside of the tourism zones) as important connecting routes which have a rural character requiring maintenance and enhancement.

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.

What does the Amenity Precinct do?

The Amenity Precinct chapter in the PDP is unique in that it only contains an objective and policy which will need to be considered when a resource consent application is lodged. The rules for this precinct are

contained in the:

- Relocated buildings and shipping containers chapter;
- Signs chapter; and
- General Rural Zone

The Amenity Precinct is intended to maintain the rural character along the State Highway 37 corridor between Hangatiki and Waitomo Caves Village, and between Hangatiki along State Highway 3 to the northern boundary of the district.

Can I establish tourism facilities or retail?

No, the Amenity Precinct is intended to maintain the rural character and prevent sprawl of tourism activities outside the Tourism Zone.

Can I put up signs?

Signs are not encouraged, and you will not be able to put signs on:

- a fence or wall
- building or any other structure
- vehicles or trailers

A small interpretive sign for a scheduled feature (e.g. historic heritage building or Sites or Area of Significance to Maori) or site is allowed.

Can I put a transportable building on my site?

Yes, although it depends on whether the building is new or not, its size and where you are planning on locating it on your property. A new transportable building is allowed so long as it is located behind other buildings where it cannot be seen from a public place. You will need resource consent if it can be seen from a public place. A second hand relocated building is allowed as long as it is less than 30m² in area, is located behind other buildings where it cannot be seen from a public place. You will need resource consent if these standards are not met.

Can I put a shipping container on my property?

No, you will need a resource consent. It might be possible depending on whether it could be seen from a public place, but this would need to be assessed through the resource consent process.

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](#)