

A scenic view of a park with a brick path, a large bush, a picnic table, and a sign that says "The Green".

# PIOPIO

## TOWN CONCEPT PLAN

# Executive summary

This is your plan generated to guide the changes that Piopio faces over the next 15 years.

Piopio is a special place where the natural elements, the river and the surrounding hills are not far away. A place where the community is actively involved in beautifying the town and making it a great place to live and visit.

At the most recent census, Piopio had a total of 396 permanent residents and has remained steady since that time.

Looking into the future and in the face of changes, we heard from you:

- it is important to retain the special character of Piopio; and
- there are areas where small changes would make a large improvement, whether you are visiting or make Piopio your home.

## Piopio Today

Captured in this Concept Plan are the features and issues of Piopio which we know about and those that you shared with us. These include:

- The benefits and issues of being located on the State Highway
- The contained nature and size of the township as a defining character.

## Key Moves

We have represented your ideas for how Piopio could be improved or strengthened as a place in the following four Key Moves:

- Build on the visitor experience and encourage people to stop and discover Piopio.
- Reinforce a sense of place.
- Build a resilient local economy.
- Improve safety and ease of access in and around the town centre.

## Future Piopio

These Key Moves will shape the Piopio of the future as a township with a well defined entry - and a place that people want to stop, as the mid-point between Hamilton and New Plymouth. Visitors passing through will stop and explore the museum and discover what else Piopio has to offer through the information boards placed at key points in the town.

It will be a contained township with an immediate presence of the natural environment and a thriving local economy. A range of businesses have developed, more people now live in Piopio and the schools are growing. A range of places to stay are provided to visitors and the township is easy to walk around with a number of walkways. Access to the Mokau River will be improved with opportunities for seating and picnic areas along the way. Native birds will accompany you along the local paths with new signage and information boards to guide you.

Some things haven't changed - the qualities that make Piopio such a great place to live and the resourceful local community that champion local projects.

# Contents

Executive summary	2
What you love about Piopio...	4
<b>01 Introduction</b>	<b>5</b>
<b>02 Context</b>	
Context: Location and History	6
Context: Mana whenua	7
Context: Natural Environment	8
Context: Built Environment	10
<b>03 What you told us</b>	<b>12</b>
Community Involvement	13
<b>04 Key Moves</b>	<b>14</b>
Key Move 1	15
Build on the visitor experience and encourage people to stop and discover Piopio	
Key Move 2	20
Reinforce a sense of place	
Key Move 3	24
Build a resilient local economy	
Key Move 4	26
Improve safety and ease of access in and around the town centre	
<b>05 Implementation Plan</b>	
Key points for District Plan implementation	28
Implementation Plan	29
MAPS	30
Key Move 1	31
Key Move 2	32
Key Move 3	33
Key Move 4	34
<b>06 Appendix</b>	
Proposed Rezoning	35
Statutory Framework	36
Community Outcomes	37

# What you love about Piopio...



*"The Christmas parade and community events"*

*"The small town feel and central location"*



*"The pride people have in Piopio and the hard work to make it a great place to live"*

*"There is a generally positive community feel and spirit."*



*"The way people work together and are proud and resourceful"*

*"People are proactive and want to find opportunities"*



# 01

## Introduction

### What's the Vision?

The Council's Vision for the Waitomo District is "Creating a better future with vibrant communities and thriving business". The intent of the vision is to make the District an attractive place that people will want to come and visit, work and live in. The Moves, Actions and Plans (MAP) in this document provide direction on 'how' this Vision can be achieved in Piopio. The Key Moves align with the community outcomes identified in the Long Term Plan to meet Council's vision. A summary of these community outcomes is contained in the Appendix at the back of this plan.

### How has this concept plan come about?

The Council identified early on in the District Plan project that it was important to have a strategic approach. This plan provides this approach for Piopio.

The plan has been developed in conjunction with the community, tangata whenua, Council staff, Councillors and stakeholders.

### A MAP for the future:

This Concept Plan identifies the key features of Piopio and the known challenges / issues. Using this information as a starting point, 4 key strategic Moves/directions have been identified. The Moves are as follows:

**Move 1:** Build on the visitor experience and encourage people to stop and discover Piopio.

**Move 2:** Reinforce a sense of place.

**Move 3:** Build a resilient local economy.

**Move 4:** Improve safety and ease of access in and around the town centre.

For each Move, several Actions have been suggested. A Plan for how each of the actions will be realised is also presented. The Plan is prioritised in terms of what actions can happen soon and which actions are likely to happen later.

Underpinning these moves, actions, and plans is the need for infrastructure (including electricity supply) that is well planned, safe, and resilient.

### How will the MAP be used?

The MAP will be used to provide a cohesive way forward for Piopio. It provides direction for Council on how public areas (such as parks, roads, and walkways) can be developed. It also tells Council which areas the community of Piopio want to develop and in what order. This helps Council, and other infrastructure providers, to plan for infrastructure in an integrated manner. It provides community groups with a common basis for community projects. For people who are wishing to develop in Piopio, it provides a blueprint for where and what the community want to see developed. In addition to all of these things it will help both the Council and the community develop our new District Plan. It is a launch pad for the future!

### Timeframes

It is anticipated that the Concept Plan will run for the life of the District Plan ie: 15 year framework with the ability to update if needed.



## Context: Location and History

### Key features are:

- Piopio is a rural service township 24 kilometres south-west of Te Kuiti and is at a mid-point between Hamilton and New Plymouth.
- It is the closest village to a number of natural attractions that have high visitor numbers, such as Hairy Feet, The Hobbit film set location.
- Piopio was laid out around 1902 and served a dairy-farming hinterland.
- In the early 1920s the government decided to consolidate small rural schools. In 1924, Piopio became the first consolidated school in New Zealand. The first school bus service in the country also started at Piopio that year.
- Piopio village businesses service a large, productive agricultural area. Pastoral farming (sheep, beef and dairy) is the biggest industry in the wider area. Other key industries include transport, education, trades and hospitality. There are also small pockets of commercial forestry and a limestone quarry.
- In the early 1990s, residents started a beautification committee and turned a vacant section on the main street into a village green. This work continued in the early 2000's with a new committee building a café at the northern entrance to Piopio.



### Some of the issues are:

- The State Highway runs through the village with high vehicle volumes and large trucks.
- The location half way between New Plymouth and Hamilton offers Piopio good opportunities as a stopover point but this needs to be capitalised on as far as possible

Pages 15-27 suggest how we address this/ these issues, pages 31-34 give detailed information.



Piopio, Waitomo District, 1957



Department of Education buses at Piopio School, Waitomo District

# Context: Mana whenua

## Key features are:

- The Piopio area has a rich Maori history and the Mokau River is culturally significant to Maori people.
- Before European settlement, it was a major transport route and food source. There are many former pa and camp sites on the river. Kahuwera Hill (a 378 metre hill east of Piopio) is thought to have been settled for at least 600 years.
- It was called Whare-Wananga, or house of learning. In pre-European times the area was an important communication route as it was the cross roads of several different tribes. The large Pa at Arapae, north of Piopio, was a gateway for travellers on the way to or from Taranaki.
- The Mokau River was historically navigated by waka and acted as a main transport route and food source.
- There is a burial site on significant knoll overlooking the Mokau River.



- ① Mokau Kohunui marae
- ② Pukepuke burial place
- ③ Napinapi marae (Te Mapara, Piopio - opposite the Piopio golf course)

## Some of the issues are:

- Improved reference to the Maori history is required.
- Acknowledge the historical areas within the town (i.e. Marae and burial ground).

Pages 15-27 suggest how we address this/ these issues, pages 31-34 give detailed information.

# Context: Natural Environment

## Key features are:

- There are low lying (previously swamp areas) on either side of the town.
- Piopio is the name of the extinct thrush bird. The bird theme features in key points through the town, in the naming of the streets and on corner sites.
- The Mokau River winds through land to the east of Piopio. There are opportunities to increase connections and views of the river.
- Highly productive rural hinterland surrounds the area.
- Close to a number of significant areas including Mapara and a number of important karst landscape features.

## Some of the issues are:

- Low lying area next to the southern entry restricts development in this area which was previously a swamp.
- River is in an incised gully, so amenity improvements need to consider access and flooding issues.

Pages 15-27 suggest how we address this/ these issues, pages 31-34 give detailed information.



A feature has been made of the stream between the Fat Pigeon cafe and Kara Park at the northern entrance to Piopio



Surrounding areas with karst landscapes



Mokau River on the eastern edge of Piopio



Piopio Scenic Reserve

Steep slopes

Kara Park

Village Green

Tui Park

Steep slopes

Mokau River

### LEGEND

-  Reserve + green areas
-  Views
-  Steep slopes
-  Key nodes
-  Low lying areas

5 min walk  
200 400

# Context: Built Environment

## Key features are:

- Has preschool services, a primary school and consolidated secondary school (185 pupils Year 7 to 13, February 2018).
- The streetscape design of the main Moa Street reinforces this is a slower speed environment, and a 'people space'. The elements that assist with this are the wide paved footpath, low level planting and building verandas.
- The northern gateway signals entry and is a successful place to pause - with co-located activities (a park, playground, café, stream with a bridge, car parking area and toilets).
- Focus on culture with street art installations and an art gallery and museum.
- Housing development is dispersed along the main roads and ridges. Large number of clubs and halls indicate a strong community spirit.



Moa Street looking north with buildings painted in a complementary colour palette



Southern entry with feature paintings replicated through Moa Street

## Some of the issues are:

- SH3 cuts through the centre of Piopio with associated through traffic and heavy vehicles.
- Visitor parking at the northern end of the town encroaches on business parking.
- Lack of truck pull off areas and blocking of line of sight by parked heavy vehicles in the township.
- Limited and/or narrow footpath access alongside the State Highway.
- Acknowledge the historical areas/ buildings within the town.
- The preschool and schools are separated from the town. Some students need to cross the State Highway to go to school.

Pages 15-27 suggest how we address this/ these issues, pages 31-34 give detailed information.





Mokau Kohunui Marae

To Te Kuiti

Tennis Club

Kara Park

Mokau River

Kea St

Piopio Hall

Pukepuke Urupa

Kaka St

SH 3 - Moa St

Museum

Tui St

Ruru St

Tui Park

Industrial

Industrial

Piopio Playcentre

Piopio Primary School

To Mokau/New Plymouth

Piopio College

### LEGEND

- Reserve + green areas
- Industrial
- Community
- Business
- State Highway
- Features



5 min walk

200 400

# 03

## What you told us.....

*"Tidy up streets and footpaths using rustic building fabrics sympathetic with rural background and resilience – not flash, but tidy."*

*"More bins, emptied more often"*

*"Walkways/cycleways linking with the headwaters of the mighty Mokau – from Piopio to the sea."*



*"The speed that vehicles travel down Aria road outside the schools."*

*"A 40km sign, flashing during pick up and drop off would be appropriate"*

*"We want the council to be proactive about supporting new businesses"*

*"More public seating"*

## Community Involvement

An open day was held at the Senior Citizens Hall on the 27th June 2018. A second open day was held on 22 February 2019 to receive further feedback on this document. Maps and posters of the features, issues and opportunities for shaping Piopio into the future were displayed. Council staff were present to assist with any questions and receive feedback from residents and the public.

Ideas boards captured thoughts and suggestions for the Piopio township. People also filled in individual feedback slips. These responses have helped determine the future character of Piopio and what key moves are required to get there. The main issues raised are summarised below with the corresponding Key Move; these are expanded on and illustrated in Section 4:

- The township already benefits from many motivated and engaged community members. It is important that the Concept Plan aligns with the community's vision and goals [Key Move 2](#)
- There are opportunities to better connect the river between the town and surrounding points of interest [Key Move 1](#)
- The State Highway has an impact on the township that is both positive and negative. Work on the gateway entrances is required to ensure that vehicles slow to appropriate speeds and that heavy vehicles do not park in places that limit lines of sight. Safe crossing points are also required. [Key Move 4](#)
- Piopio is uniquely positioned at the midway point between Hamilton and New Plymouth and has successfully capitalised on this. There are more economic and tourism opportunities that could be explored. [Key Move 1 and 3](#)

Some of the issues are being addressed through other Council processes including:

Long Term Plan (LTP) - outlines what will be done over the plan's 10 year period, including key projects such as infrastructure upgrades to parks and other public facilities, the reasons for Council to do these projects and their cost.

Proposed District Plan (PDP) - The Operative District Plan is currently being reviewed and modified. This document sets the framework for managing land use and development within Waitomo District. The MAPS identify where actions are being addressed through the LTP and PDP.

## Iwi Engagement

Meetings were held with representatives from the Mokau ki Runga Regional Marae Committee on 21 November 2018 and 8 May 2019. Issues raised have been actioned, either integrated into the Town Concept Plan key moves, or followed up by Council. Key points raised for consideration in the Town Concept Plan were:

- A fundamental and deep-seated sense of place was expressed for both Piopio and the surrounding rohe including Aria and Mahoenui. This connection is primarily based around the Mokau River, its wider catchment and the significant landform features which make the landscape so unique. There is a strong intention and commitment to seek the protection of natural features and sites of cultural importance. ([Key Move 2](#))
- Mokau ki Runga supports an integrated, enabling approach to the development of papkaainga. Hapū have aspirations for the development of some areas of land and the redevelopment of Marae where this is required. ([Key Move 3](#))
- Mokau ki Runga sees significant opportunity in the realisation of tourism development in the area. This is viewed as an appropriate asset to develop where sites of cultural and natural importance can remain protected. Ideas included upgrading of tracks in the area, development of trout fishing activities, trekking and kayaking. ([Key Move 1](#))
- Similarly, properly planned development activities which directly benefit Hapū are viewed as a priority, including significant potential for development of forestry and associated infrastructure. However this development needs to be balanced against the environmental effects of forestry. Mokau ki Runga supports planting of indigenous species and appropriate mitigation measures for exotic plantation forestry to avoid impacts on cultural values, river and soil health. ([Key Move 3](#))
- There was support for an increased focus on amenity – particularly pedestrian amenity and improved footpath connections within Piopio. ([Key Move 4](#))

## Key Moves

### How do the Key Moves work?

The Key Moves provide themes that capture the Actions and Plans which were identified by the community as being important to support future development and growth in Piopio. The following section provides further details on what has been identified as the MAP for Piopio, with related plans and ideas of how these could be applied.

All of the identified Key Moves are equally important and need to be considered in unison to meet Council's Vision of "Creating a better future with vibrant communities and thriving business".



### How will we do it?

Section 5 provides details on what methods will be used to implement Piopio's MAP and the priority that has been given to each of these.

There are also opportunities for some of the identified Actions and Plans to be led by the community where appropriate.

# Key Move 1

## Build on the visitor experience and encourage people to stop and discover Piopio

The community suggested these actions to implement Key Move 1:

### Action A:

Review and strengthen the northern gateway entry into Piopio

#### The suggested plan is:

- i. Build on the sense of arrival and place at the northern gateway
- ii. Identify how the open space land uses such as the tennis/bowling club at this entry point could contribute to the northern gateway

### Action B:

Define the southern entry area and look at providing facilities ie truck stop entry

#### The suggested plan is:

- i. Create a sense of arrival and place at the southern gateway
- ii. Examine opportunities to develop the land in front of the sale yards

### Action C:

Increase accommodation options and facilities for visitors

#### The suggested plan is:

- i. Expand facilities at Tui Park
- ii. Provide opportunities for further accommodation

### Action D:

Clearly identify places to stop and park in the town centre for short visits

#### The suggested plan is:

- i. Further develop Kara Park:
- ii. Examine the area of land around the Piopio Cosmopolitan Club
- iii. Over the longer term consider a parking area closer to the Mokau River

### Action E:

Strengthen and extend the streetscape to the Black Smiths Museum

#### The suggested plan is:

- i. Use consistent paving, street furniture and signs to encourage people to walk to the Museum

Pages 16-19 suggest how we implement this. Page 31 provides detailed information.



**LEGEND**

-  Amenities - develop or enhance
-  Open space - enhance signage
-  River
-  Gateways - further planting
-  Enhance crossing at intersection
-  Pedestrian desire line - safer link
-  View to Mokau River



## Some ideas

### Action B:

Define the southern entry area and look at providing facilities ie truck stop entry



### Action C:

Examine the area of land around the Piopio Cosmopolitan Club. Identify uses for this land with interested parties, consider whether the intermittent use of this area for freedom camping should be formalised. Explore options for parking layouts, paving, and planting.



## Some ideas

### Action C:

Increase accommodation options and facilities for visitors



"KiwiCamp" - <http://www.kiwicamp.nz/what.html>

Action D:

Clearly identify places to stop and park in the town centre for short visits



Potential basketball halfcourt adjacent to the tennis courts

# Key Move 2

## Reinforce a sense of place

The community suggested these actions to implement Key Move 2:

### Action A:

Build on the existing bird theme in Piopio

#### The suggested plan is:

- i. Investigate a planting plan, that attracts bird life to Piopio
- ii. Develop a consistent strategy to reinforce the bird theme on buildings, in pavements, on signs and structures using rustic and rural materials

### Action B:

Protect significant historic buildings and cultural sites

#### The suggested plan is:

- i. Identify buildings that contribute to the history of Piopio

### Action C:

Explore the potential to better connect to the river and provide access where possible.

#### The suggested plan is:

- i. Develop a plan for this area
- ii. Consider a destination playground/active area for teenagers at the College

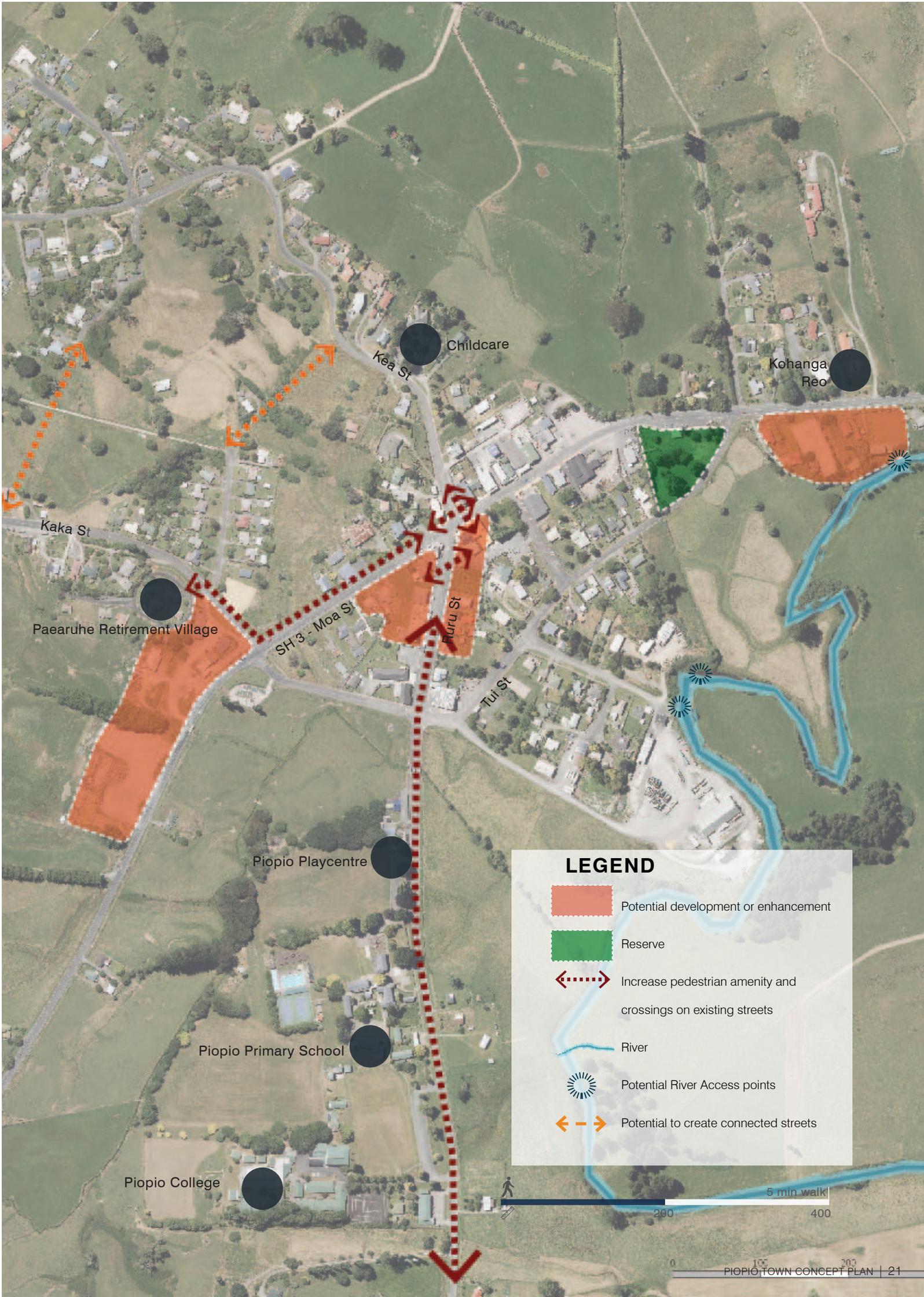
### Action D:

Work with people to maintain their properties

#### The suggested plan is:

- i. Investigate ways to encourage people to maintain their properties

Pages 20-21 suggest how we implement this. Page 32 provides detailed information.



Paearuhe Retirement Village

Piopio Playcentre

Piopio Primary School

Piopio College

Childcare

Kohanga Reo

Kaka St

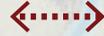
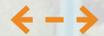
Kea St

SH 3 - Moa St

Puru St

Tui St

**LEGEND**

-  Potential development or enhancement
-  Reserve
-  Increase pedestrian amenity and crossings on existing streets
-  River
-  Potential River Access points
-  Potential to create connected streets



## Some ideas

### Action A:

Build on the existing bird theme in Piopio through sculptures, information boards on birds in the area, features in the playground area that relate to birds, planting species that provide food for native birds found in and around Piopio.



### Suggested list of plant species

<i>Phormium tenax</i>	NZ Flax	Tui
<i>Cordyline australis</i>	Cabbage Tree	Variety
<i>Sophora tetraptera</i>	Kowhai	Tui
<i>Fuchsia excorticata</i>	Tree Fuschia	Waxeyes, Tui
<i>Coprosma robusta</i>	Karamu	Waxeyes and Fantails
<i>Vitex lucens</i>	Puriri	Wood Pigeons

Action C:

Explore the potential to connect to better connect to the river and provide access where possible.



Opportunity to improve access to the river.

# Key Move 3

## Build a resilient local economy

The community suggested these actions to implement Key Move 3:

### Action A:

Proactively support business

#### The suggested plan is:

- i. Examine a collective approach to marketing opportunities in Piopio
- ii. Maximise opportunities from different Groups/Agencies/Funding sources
- iii. Ensure sufficient land is zoned for business in Piopio
- iv. Review the sign rules in the district plan

### Action B:

Promote tourism opportunities available in the vicinity of Piopio

#### The suggested plan is:

- i. Examine marketing opportunities for promoting Piopio as a 'hub' for surrounding tourism opportunities

Page 25 suggests how we implement this. Page 33 provides detailed information.

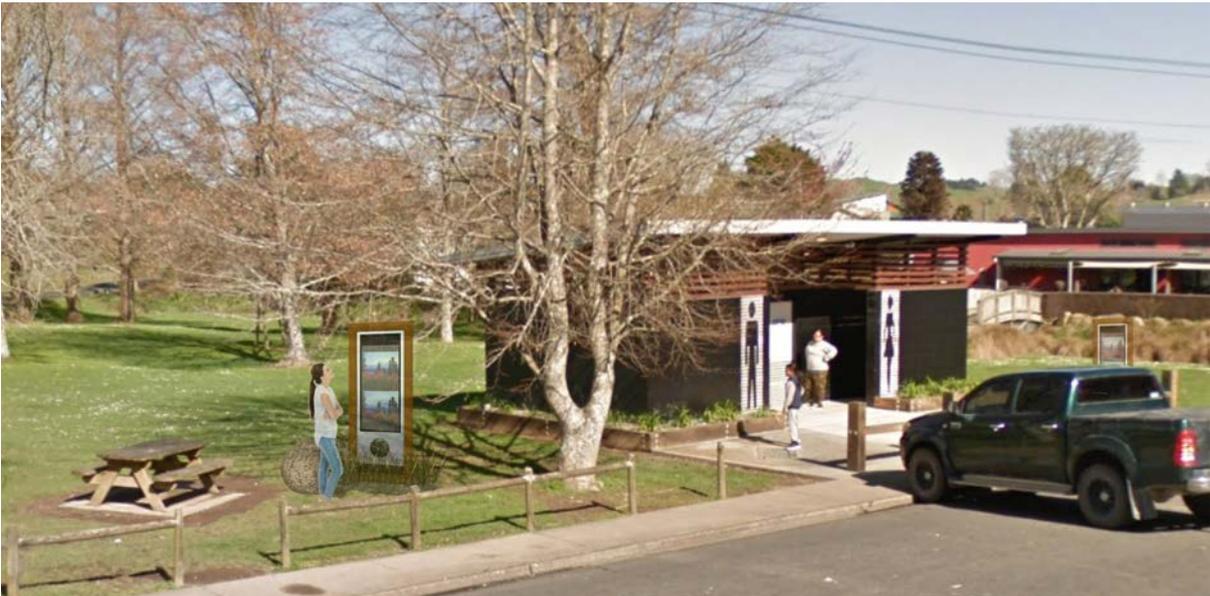
Some ideas

Action B:

Examine marketing opportunities for promoting Piopio as a 'hub' for surrounding tourism opportunities



Signage board suggestions from the community of Piopio - Map showing surrounding destinations (Mapara, Hairy Feet), walkways and local information including places to eat and stay.



# Key Move 4

## Improve safety and ease of access in and around the town centre

The community suggested these actions to implement Key Move 4:

### Action A:

Look at ways safety on and around the State Highway and streets within Piopio can be improved

#### The suggested plan is:

- i. Examine community suggested safety improvements
- ii. Investigate the use of speed cameras

### Action B:

Make it easier for people to walk comfortably and safely, and find places in Piopio

#### The suggested plan is:

- i. Investigate improving the ease of pedestrian movement on both sides of the road near the Fat Pigeon Cafe
- ii. Increase safety for visually impaired people and people who use mobility scooters
- iii. Review the extent of lighting and the position of street lights in the central area of Piopio
- iv. Develop and maintain footpaths and walkways that are used more frequently
- v. Increase the level of weather protection for pedestrians

Page 27 suggests how we implement this. Page 34 provides detailed information.

# Some ideas

## Action A:

Look at ways safety on and around the State Highway and streets within Piopio can be improved



## Action B:

Make it easier for people to walk comfortably and safely and to find places in Piopio



## Key Points for District Plan Implementation

Council asked the community what the District Plan needed to deliver so that it could support the huge amount already achieved in the township, further strengthen its current role as a stopover point and its emerging role as a standalone visitor destination. This is what the community said:

- The District Plan needs to protect the commercial area. It provides an important function for local residents and serves the surrounding farming area. The Commercial Zone is the place where retail activities, services and offices should be located.
- The community is keen to build on the high level of amenity that has already been achieved. This could be done by improving connectivity, having guidelines around the use of colour on buildings, minimising advertising signs and having rules around noise, derelict buildings and the size and scale of new buildings.
- There is a shortage of industrial land and it is scattered throughout the township. Piopio needs industrial space in order to provide employment, but where it is near residential properties some attention is needed to buffer the impacts.
- Zoning should be used to help manage the southern gateway area so that industrial activities are encouraged to locate there. However these buildings need to contain human-scale elements and landscaping. Not just giant warehouses and sheds.
- The green areas need to be protected for community use and expanded on where this is possible. Part of the charm of Piopio is the public space and this could be extended and interconnected for residents and visitors to enjoy. This includes better connection with the River.
- The District Plan should enable accommodation facilities, campgrounds and ancillary facilities for tourists such as attractions. But these need to be in places that don't undermine the fabric of the town. They should be located to enhance and increase its vibrancy.
- Verandahs add charm to the commercial area. The District Plan should require new development to put up verandas.
- The District Plan must address the influence of the State Highway so that it doesn't detract from the township and discourage visitors from stopping.

# Implementation Plan

## How will the MAP's be implemented?

This section of the Report provides further detail on how the Key Moves identified in Section 4 of this document will be carried out. This includes:

- i. An implementation plan for each of the Key Moves, Actions and Plans identified in Section 4. It also provides an indication of priority based on community feedback and cost to undertake. This plan also recognises which projects have been identified in the current Long Term Plan and which matters will be addressed in the District Plan review.
- ii. The draft zoning proposed as per Key Move 2 and 3.

The wider statutory framework that this Concept Plan with its Moves, Actions and Plans fits into, is illustrated in the Appendix on page 36.

## When will the Piopio Concept Plan be reviewed?

The Concept Plan will be reviewed in full as part of the preparation of the next District Plan.

## MAP (Moves, Actions, Plans)

### What are the Priorities?

The priorities identified in this Section are based on the following timeframes:

- 1 = Urgent, quick win (1-2 years).
- 2 = Urgent, more complex issues require addressing (2-3 years)
- 3 = Medium term priority (3-5 years).
- 4 = Longer term priority (5-7 years).

In the preparation of this Concept Plan there are already some projects that have been able to be incorporated into the Long Term Plan (LTP) - these are in green text in the following implementation tables.

Projects that will form part of the proposed District Plan (PDP) are in blue text.

### When will the implementation table be reviewed?

The implementation actions will be reviewed annually, with an update on the Waitomo District Council website on the projects that have been completed.

### Other sources of Funding

There are multiple ways that the Actions and Plans identified in this document can be achieved, other than the Long Term Plan. These include:

- Community led.
- Fundraising.
- Funding/grants.

-  Projects that will form part of the proposed District Plan (PDP) are outlined in blue; and
-  Projects that are incorporated into the Long Term Plan (LTP) are outlined in green.

# Key Move 1

Build on the visitor experience and encourage people to stop and discover Piopio

The community suggested these actions to implement Key Move 1:

ACTION + PLAN		PRIORITY
<b>Action A) Review and strengthen the northern gateway entry into Piopio</b>		
PLAN	i) Build on the sense of arrival and place already created at the northern gateway: <ul style="list-style-type: none"> <li>• Discuss a planting programme with commercial/industrial landowners.</li> <li>• Liaise with NZTA about appropriate planting in road reserve.</li> <li>• Use landscape/planting/signage/sculpture that reinforces the bird theme</li> <li>• Consider how the design of the entry can assist in slowing traffic entering Piopio.</li> </ul>	3
	(ii) Identify how the open space land uses such as the tennis/bowling club at this entry point could contribute to the northern gateway: <ul style="list-style-type: none"> <li>• Meet with the Clubs' to discuss future aspirations.</li> <li>• Discuss opportunities to make the entrance to Piopio more interesting and active.</li> </ul>	2
<b>Action B) Define the southern entry area and look at providing facilities ie a truck stop entry</b>		
PLAN	(i) Create a sense of arrival and place at the southern gateway: <ul style="list-style-type: none"> <li>• Use landscape/planting/signage/sculpture that reinforces the bird theme.</li> <li>• Discuss a planting programme with commercial / industrial landowners.</li> <li>• Liaise with NZTA about appropriate planting in road reserve.</li> <li>• Consider how the design of the entry can assist in slowing traffic entering Piopio.</li> <li>• Consider how the design of the entry can further reinforce the bird theme.</li> </ul>	3
	(ii) Examine opportunities to develop the land in front of the sale yards <ul style="list-style-type: none"> <li>• Discuss with landowner and NZTA the potential for a truck stop in this location.</li> <li>• If landowner agrees, work with the landowner on the design of a truck stop so that it contributes to the southern entry of Piopio.</li> <li>• The community noted the kindness of the landowners in allowing trucks to currently stop in this area.</li> </ul>	3
<b>Action C) Increase accommodation options and facilities for visitors</b>		
PLAN	(i) Expand facilities at Tui Park: <ul style="list-style-type: none"> <li>• Work with Project Piopio Trust to secure funding for increased facilities including coin operated showers, and power points for kitchen facilities.</li> </ul>	1
	(ii) Provide opportunities for further accommodation: <ul style="list-style-type: none"> <li>• Consider how the District Plan can promote further visitor accommodation options.</li> </ul>	4
<b>Action D) Clearly identify places to stop and park in the village centre for short visits</b>		
PLAN	(i) Further develop Kara Park: <ul style="list-style-type: none"> <li>• WDC to work with Project Piopio Trust to explore funding opportunities for projects identified by the Trust for this land including:               <ul style="list-style-type: none"> <li>– Pathway to the toilets</li> <li>– New front fence</li> <li>– Noticeboards and signage: providing information on local businesses and sites, activities in the vicinity of Piopio including walking and cycling trails, history of the area, and reinforce the bird theme</li> </ul> </li> <li>• Explore further opportunities including reinforcing the bird theme through sound and sculpture.</li> </ul>	2
	(ii) Examine the area of land around the Piopio Cosmopolitan Club: <ul style="list-style-type: none"> <li>• Identify uses for this land with interested parties, consider whether the intermittent use of this area for freedom camping should be formalised.</li> <li>• Explore options for parking layouts, paving, and planting.</li> <li>• Consider whether pop-up shops/container shops would encourage people to stop at this location.</li> </ul>	2
	(iii) Over the longer term consider a parking area closer to the Mokau River: <ul style="list-style-type: none"> <li>• Consider providing parking close to the proposed Mokau River access points.</li> </ul>	4
<b>Action E) Strengthen and extend the streetscape to the Black Smiths Museum</b>		
	(i) Use consistent paving, street furniture and signs to encourage people to walk to the Museum <ul style="list-style-type: none"> <li>• Refer to Key Move 2 Action A(ii).</li> </ul>	3

# Key Move 2

## Reinforce a sense of place

The community suggested these actions to implement Key Move 2:

ACTION + PLAN		PRIORITY
<b>Action A) Build on the existing bird theme in Piopio</b>		
PLAN	(i) Investigate a planting plan, that attracts bird life to Piopio: <ul style="list-style-type: none"> <li>• Build on existing planting that has recently been completed.</li> <li>• Investigate how planting can create corridors and connections to the Mokau River, covenanted areas, reserves, and streets in Piopio.</li> <li>• Investigate whether it is practical to have trees and or landscaping that reinforce the names of streets. For example, tree species that Kaka thrive on in Kaka Street.</li> <li>• Identify key projects to implement the planting plan.</li> </ul>	1
	(ii) Develop a consistent strategy to reinforce the bird theme on buildings, in pavements, on signs and structures using rustic and rural materials: <ul style="list-style-type: none"> <li>• Identify a colour palette that reinforces the bird theme. The palette could be used for buildings/structure and signs. As part of the palette consider a consistent approach to signage, such as a standard sized sign that identifies buildings, such as “Piopio’s RD1”. Ask the community whether this palette should be enforced through the District Plan.</li> <li>• Develop a work book of designs and plans for pavements, street furniture, such as the colour and design of seats, rubbish bins etc. Suggestions for seating include outside the Opportunity Shop and Vet Club and either side of the stairs to the old Post Office.</li> <li>• Build on the existing images and approach to signage for future signs. Consider installing information signs on the bird species found in Piopio.</li> <li>• Identify places for artwork such as sculptures that reinforce the bird theme, such as birds perched on posts or wires, hanging bird cages.</li> <li>• Collate a recommended list of names for new streets in Piopio.</li> <li>• Consider how the bird theme can be reinforced through playground layout and design.</li> </ul>	2
<b>Action B) Protect significant historic buildings and cultural sites</b>		
PLAN	(i) Identify buildings that contribute to the history of Piopio <ul style="list-style-type: none"> <li>• Collate a list of heritage buildings in collaboration with the community and building owners.</li> <li>• Investigate adding the buildings to the list of protected buildings in the District Plan.</li> <li>• Investigate incentives to promote the maintenance and upkeep of buildings.</li> </ul>	2
<b>Action C) Explore the potential to better connect to the river and provide access where possible</b>		
PLAN	(i) Develop a plan for this area that: <ul style="list-style-type: none"> <li>• Further reinforces the bird theme.</li> <li>• Provides, landscaping, seating and picnic areas along the river banks and signage about the natural environment and natural history.</li> <li>• Add connected walkways /loops and greenspaces adjoining the river.</li> <li>• Naturalises the river edge with improved landscaping which takes into account the flood level.</li> <li>• Identify areas which may be feasible and safe for a swimming hole.</li> <li>• Considers opportunities at the Rukuhia Recreation Reserve for an activity that provides a destination.</li> <li>• Identifies potential funding sources.</li> <li>• Investigate the possibility of providing a safe pathway from the college to Rukuhia Recreation Reserve</li> </ul>	3
	(ii) Consider a destination playground/active area for teenagers at the College: <ul style="list-style-type: none"> <li>• Investigate feasibility and potential funding sources.</li> <li>• Survey students to discover what activities they would be interested in.</li> </ul>	3
<b>Action D) Work with people to maintain their properties</b>		
PLAN	(i) Investigate ways to encourage people to maintain their properties: <ul style="list-style-type: none"> <li>• Consider funding applications for painting of properties.</li> <li>• Work with Project Piopio Trust to encourage community working bees</li> </ul>	2

# Key Move 3

## Build a resilient local economy

The community suggested these actions to implement Key Move 3:

ACTION + PLAN		PRIORITY
<b>Action A) Proactively support business</b>		
PLAN	(i) Examine a collective approach to marketing opportunities in Piopio: <ul style="list-style-type: none"> <li>Work with businesses in Piopio to identify a platform for marketing Piopio including: job vacancies, houses to buy/rent.</li> </ul>	3
	(ii) Maximise opportunities from different Groups/ Agencies/Funding Sources: <ul style="list-style-type: none"> <li>Publicise opportunities for Piopio that arise from the Waikato Regional Economic Development Agency and the South Waikato Economic Development Action Plan.</li> <li>Publicise the rates remission scheme available to new businesses in their first year of being established.</li> <li>Work with the Project Piopio Trust to identify opportunities for applications for funding to the Regional Economic Growth Fund.</li> <li>It is noted that the community clearly understand the need for businesses that attract people to stop in Piopio. These businesses are viewed as amenities, and examples are restaurants, cafes, craft breweries, cheesemakers, smallgoods makers etc.</li> </ul>	3
	(iii) Ensure sufficient land is zoned for business in Piopio <ul style="list-style-type: none"> <li>Through the District Plan ensure enough land is available for business, both commercial and industrial.</li> <li>Consider whether land on Huia Street and Moa Street should be rezoned.</li> <li>Investigate whether a more flexible approach to zoning is appropriate in the District Plan.</li> </ul>	1
	(iv) Review the sign rules in the District Plan <ul style="list-style-type: none"> <li>Consider simplifying sign rules so they are easy to interpret.</li> <li>Produce a leaflet on signs for business owners.</li> <li>Consider whether a rule can be added to the District Plan requiring people to maintain signs and to remove graffiti.</li> </ul>	1
<b>Action B) Promote tourism opportunities available in the vicinity of Piopio</b>		
PLAN	(i) Examine marketing opportunities for promoting Piopio as a 'hub' for surrounding tourism opportunities: <ul style="list-style-type: none"> <li>Consider how signs/ information boards can be used to identify the activities available to visitors within 30 minutes' drive from Piopio.</li> <li>Work with Project Piopio Trust on how these opportunities can also be represented within websites/ and or other technology such as apps.</li> <li>Encourage DOC to prioritise and establish walkways and other amenities in local scenic reserves.</li> </ul>	2

# Key Move 4

Improve safety and ease of access in and around the village centre

The community suggested these actions to implement Key Move 4:

ACTION + PLAN		PRIORITY
<b>Action A) Look at ways safety on and around the State Highway and streets within Piopio can be improved</b>		
PLAN	(i) Examine the following community suggested safety improvements: <ul style="list-style-type: none"> <li>Extension of the Armco barriers outside the Piopio orchard is causing problems turning right into the orchard</li> <li>Illuminated 50km signs.</li> <li>Address speed of vehicles on the State Highway and near schools. Consider illuminated 40km signs around schools</li> <li>Address trucks parking opposite each other and narrowing the carriageway for other vehicles.</li> <li>Pedestrian crossings across State Highway 3 in the centre of Piopio, in the vicinity of Kaka Street to increase safety for students crossing the road to get to school, and potentially in close proximity to the Moa Street/ Tui Street intersection.</li> <li>Use of engine brakes in town and whether they can be regulated.</li> <li>Loading and unloading of trucks and whether this can happen behind the shops, rather than on the main road.</li> <li>Encourage NZTA to invest in improved road maintenance and management of rubbish and pest species.</li> </ul> <p><i>WDC will approach NZTA and ask NZTA to initiate a joint discussion with WDC and the community on these points.</i></p>	2
	(ii) Investigate the use of speed cameras <ul style="list-style-type: none"> <li>Initiate discussions with New Zealand Police.</li> </ul>	2
<b>Action B) Make it easier for people to walk comfortably and safely, and find places in Piopio</b>		
PLAN	(i) Investigate improving the ease of pedestrian movement on both sides of the road near the Fat Pigeon Cafe <ul style="list-style-type: none"> <li>Work with business owners on how footpaths can be improved and extended in this location.</li> <li>Work with business owners on how the entrances to their sites and buildings can be improved so that it is easier for pedestrians to walk into town.</li> </ul>	3
	(ii) Increase safety for visually impaired people and people who use mobility scooters <ul style="list-style-type: none"> <li>Consult with the community on frequently used pathways and consider use of tactile pavers.</li> <li>Consider the width of footpaths in central Piopio to ensure people using mobility scooters and pedestrians can easily pass each other.</li> <li>Review the footpath crossing point ramps in Piopio to ensure they are able to be easily accessed by visually impaired people and people who use mobility scooters.</li> </ul>	2
	(iii) Review the extent of lighting and the position of street lights in the central area of Piopio: <ul style="list-style-type: none"> <li>Investigate if more street lights are required and if so, where they should be located.</li> </ul>	3
	(iv) Develop and maintain footpaths and walkways that are used more frequently: <ul style="list-style-type: none"> <li>Identify footpaths that require maintenance and what is required.</li> <li>Investigate whether the width of footpaths should be increased along roads with high traffic counts and footpaths that are used more frequently.</li> <li>Investigate priority areas for further footpaths / tracks. Including connections between reserves and signage.</li> <li>Build on and expand existing walking tracks, such as the track in the bush covenanted area in Mangaotaki Road, and the loop walk through town up Kea Street, along Mangaotaki Road and down through Kaka Street.</li> <li>Install signs that direct people to walkways from the main street.</li> </ul>	3
	(v) Increase the level of weather protection for pedestrians: <ul style="list-style-type: none"> <li>Through the District Plan consider requiring verandas on new buildings.</li> <li>Investigate how to incentivise business owners in the existing central area of Piopio to provide verandas.</li> </ul>	4

# 06

## Proposed rezoning

The zoning suggested on the following maps is draft. It is being shared with the community in order to gather feedback about the zones proposed. The final zones will be determined through the formal part (submissions and hearings) of the proposed District Plan.

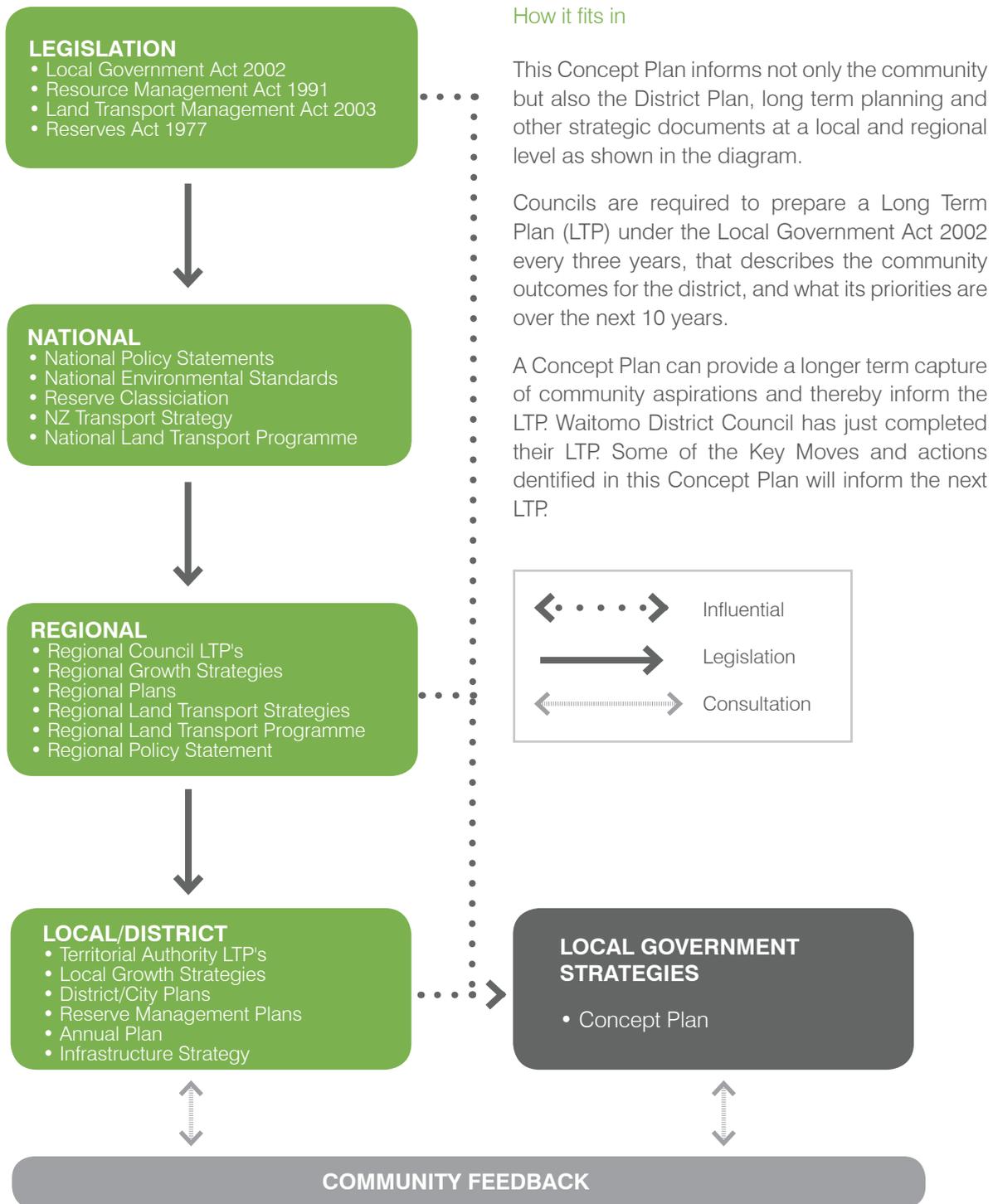
### Operative District Plan



### Proposed District Plan



# Appendix: Statutory Framework



# Appendix: Community Outcomes

## Waitomo District Community Outcomes

The Community Outcomes identified in Council's Long Term Plan provide an important framework for future planning and reflect the results that Council aims to achieve for the District in the future. Waitomo District Council's areas of focus are:

- Sustainable development.
- Community connectivity and development.
- Economic development.
- Good asset stewardship and management.

These focus areas and the projects and initiatives identified in each Key Move, are aimed at achieving Council's vision and community outcomes, following a sustainable development approach.

VISION	COMMUNITY OUTCOMES		FOCUS AREAS
Creating a better future with vibrant communities and thriving business.	<b>Vibrant Communities</b> 	1. A place where the multicultural values of all its people and, in particular, Māori heritage and culture is recognised and valued. 2. A place where all age groups have the opportunity to enjoy social, cultural and sporting activities within our District. 3. A place where young people have access to education, training and work opportunities. 4. A place where young people feel valued and have opportunities for input into the decisions for the District. 5. A place where we preserve the natural environment for future generations, ensuring that natural resources are used in a sustainable manner.	SUSTAINABLE DEVELOPMENT COMMUNITY CONNECTIVITY AND DEVELOPMENT ECONOMIC DEVELOPMENT GOOD ASSET STEWARDSHIP AND MANAGEMENT
	<b>Thriving Business</b> 	6. A place that attracts more people who want to live, work and play, and raise a family. 7. A place where wealth and employment are created through local businesses and tourism opportunities and facilities are developed, facilitated and encouraged.	
	<b>Effective Leadership</b> 	8. A place where the development of partnerships for the delivery of programmes and services is encouraged and pursued. 9. A place where the governance actively seeks to participate and take a leadership role in regional and national initiatives aimed at the development of the District.	
	<b>Sustainable Infrastructure</b> 	10. A place that provides safe, reliable and well managed infrastructure which meets the District community needs and supports maintenance of public health, provision of good connectivity and development of the District.	



TE KUITI  
23 km

MAIROA  
13 km

MAIHERE  
52 km

ARIA  
14 km

MUSEUM

PIO PIO  
PUBLIC TOILETS

KEA ST

RURU ST

ATKINSON & ASSOCIATES  
VETERINARY