

SPZ(KN) - Special Purpose Zone - Kāinga Nohoanga

Introduction

The purpose of the Special Purpose Zone (Kāinga Nohoanga) is to provide for activities within all of Māori Reserve 873. The chapter also applies to other areas of land held or administered under Te Ture Whenua Maori Act 1993 in the District as described under *Māori Land Outside of Māori Reserve 873*.

Māori Reserve 873

The zone recognises the original purpose of the 1,068ha of land reserved to local Māori as part of the Kemp's Deed purchase in the South Island. The purpose of Māori Reserve 873 was to provide mana whenua with kāinga nohoanga and the ability to maintain mahinga kai. Due to fragmentation of, and changes in, land tenure over the past 160 years, the original purpose of Māori Reserve 873 has been largely negated. The purpose of the zone is to enable Te Ngāi Tūāhuriri Rūnanga to further develop Māori Reserve 873 for the purposes as originally intended, including places of residence and for the use and processing of natural resources.

The zone includes a variety of land tenure and ownership, but the only land that is able to be used or developed for papakāinga and/or kāinga nohoanga purposes, is land which comes within the definition of Māori Land which has the following status:

- gazetted or determined by an order of the Māori Land Court as having a particular land status as defined or provided for within Te Ture Whenua Maori Act 1993, which may apply to any form of ownership that is recognised or provided for under Te Ture Whenua Maori Act 1993; or
- where one or more owners of the land are direct descendants of the original grantees of the land.

For land that is not Māori Land that is within the zone, a range of Rural Lifestyle Zone activities are provided for outside of Tuahiwi; a range of Settlement Zone activities are provided for within the Tuahiwi Precinct; and the activities of the Large Lot Residential Zone are provided for in the Large Lot Residential Precinct. These are shown on the planning map.

Māori Land Outside of Māori Reserve 873

The provisions of the Special Purpose Zone (Kāinga Nohoanga) also apply to the areas of Māori Land outside of Māori Reserve 873, as described below and shown on the planning map:

- Reserve 2486 & Te Akaka 896, River Road, Waikuku;
- Rural Section 41401 & Taerutu No 898, Kaiapoi Pa Road, Kaiapoi;
- Orohaki MR 893 & Orohaki MR 894, Maori Reserve Road, Glentui;
- Māori Reserve 2038, Mairangi Road, Starvation Hill;
- Reserve 2061 (Tawera) & Section 18776, Luers Road, Coopers Creek; and
- Section 2 MR 897 Tawera, Island Road & Ram Paddock Road, View Hill.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions, particularly objective SD-O5 Ngāi Tahu mana whenua/Te Ngāi Tūāhuriri Rūnanga. The provisions in this chapter also give effect to matters in Part 2 - District Wide Matters - Urban Form and Development, particularly policy UFD-P9 Unique Purpose and Character of the Special Purpose Zone (Kāinga Nohoanga).

Other potentially relevant District Plan provisions

As well as the provisions in this chapter, district wide chapters may be relevant to the Kainga Nohoanga Zone, and these are set out in SPZ(KN)-APP1 to SPZ(KN)-APP4.

Objectives	
SPZ(KN)-O1	Use and development of Te Ngāi Tūāhuriri Rūnanga Māori land Te Ngāi Tūāhuriri Rūnanga exercise kaitiakitanga in the use and development of ancestral land for their social, cultural and economic well-being.
Policies	
SPZ(KN)-P1	A range of activities within Māori Land Enable the use and development of Māori land for a wide range of activities in accordance with tikanga Māori, including kāinga nohoanga and mahinga kai, to support the social, cultural and economic aspirations of mana whenua.
SPZ(KN)-P2	Land use and development Land use and development on Māori land throughout the zone is undertaken in a way which: <ol style="list-style-type: none"> 1. integrates land use with infrastructure in a manner that responds to the characteristics of the site and proposed development; 2. facilitates the exercise of kaitiakitanga and tikanga Māori, including in the design and layout of buildings, facilities and activities; 3. avoids or mitigates risks from natural hazards; 4. the residential privacy and amenity values of adjoining landowners is consistent with the planned change to a more urban environment; and 5. adverse effects on the environment are avoided, remedied or mitigated.
SPZ(KN)-P3	Future development Support the application of the Special Purpose Zone (Kāinga Nohoanga) provisions in other locations, where it would assist in the use and development of Te Ngāi Tūāhuriri Rūnanga ancestral land for a range of activities in accordance with tikanga Māori, to support their social, cultural and economic well-being.
SPZ(KN)-P4	Rural activities Enable agricultural activities on any Māori land within the Special Purpose Zone (Kāinga Nohoanga), outside of the Tuahiwi and Residential Large Lot precincts.
SPZ(KN)-P5	Tuahiwi Precinct and Large Lot Residential Precinct activities Apply: <ol style="list-style-type: none"> 1. the Tuahiwi Precinct to land in and immediately around Tuahiwi marae to recognise the previous zoning (Residential 3) and use of the land for urban purposes, mainly residential; and 2. the Large Lot Residential Precinct to land along Old North Road, Kaiapoi to recognise the previous zoning (Residential 4B) and the use of the land for mainly rural residential purposes.
SPZ(KN)-P6	Activities on other land within Māori Reserve 873 Apply the activities and standards of the Rural Lifestyle Zone to other land within Māori Reserve 873 (outside the Tuahiwi and Large Lot Residential precincts) to recognise the use of this land for mainly rural productive purposes and that the predominant character is of small rural sites with an intensive pattern of land use and buildings.

Rules

How to interpret and apply the rules

1. The rules that apply to activities in the Special Purpose Zone (Kāinga Nohoanga) are outlined in SPZ(KN)-APP1, SPZ(KN)-APP2, SPZ(KN)-APP3, and SPZ(KN)-APP4.

Activity Rules – Special Purpose Zone (Kāinga Nohoanga) outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP1

SPZ(KN)-R1 Marae complex	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER 1. The activity standards in the following rules do not apply where the activity is included within a marae complex: <ol style="list-style-type: none"> SPZ(KN)-R2 - Papakāinga housing, and residential activity (including minor residential units and accessory buildings); SPZ(KN)-R6 - Community facility; SPZ(KN)-R7 - Health care facility; SPZ(KN)-R8 - Educational facility (including kohanga reo and kura kaupapa); SPZ(KN)-R9 - Recreation activities and Recreation facilities (hākinakina); SPZ(KN)-R11 - Commercial activity; SPZ(KN)-R12 - Commercial services; SPZ(KN)-R13 - Rural produce retail; SPZ(KN)-R14 - Rural tourism activity; SPZ(KN)-R15 - Office; and SPZ(KN)-R17 - Visitor accommodation. 	Activity status when compliance not achieved: N/A
SPZ(KN)-R2 Papakāinga and residential activity (including minor residential units and accessory buildings)	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER Where: <ol style="list-style-type: none"> there is a maximum of seven residential units per site. 	Activity status when compliance not achieved: DIS
SPZ(KN)-R3 Mahinga kai	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(KN)-R4 Urupā	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER	Activity status when compliance not achieved:

	N/A
SPZ(KN)-R5 Home business	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(KN)-R6 Community facility	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER Where: 1. maximum total GFA 300m ² .	Activity status when compliance not achieved: DIS
SPZ(KN)-R7 Health care facility	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER Where: 1. maximum total GFA 300m ² .	Activity status when compliance not achieved: DIS
SPZ(KN)-R8 Educational facility (including kohanga reo and kura kaupapa)	
<i>This rule applies to land held as Māori Land in Māori Reserve 873 outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER Where: 1. maximum total GFA 300m ² .	Activity status when compliance not achieved: DIS
SPZ(KN)-R9 Recreation activities and recreation facilities (hākinakina)	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER Where: 1. maximum total area of land (including buildings and facilities) used for the activity 500m ² .	Activity status when compliance not achieved: DIS
SPZ(KN)-R10 Agriculture (ahuwheua)	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(KN)-R11 Commercial activity	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct.</i>	
Activity status: PER Where:	Activity status when compliance not achieved: RDIS

<p>1. maximum of 100m² GFA per business.</p>	<p>Matters of discretion are restricted to: SPZ-KN-MD1 - Commercial activities; Commercial services; Rural produce retail; Rural tourism; Office; Public amenities</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>SPZ(KN)-R12 Commercial services</p>	
<p><i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i></p>	
<p>Activity status: PER Where: 1. maximum of 100m² GFA per business.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-KN-MD1 - Commercial activities; Commercial services; Rural produce retail; Rural tourism; Office; Public amenities</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>SPZ(KN)-R13 Rural produce retail</p>	
<p><i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i></p>	
<p>Activity status: PER Where: 1. maximum of 100m² GFA per business.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-KN-MD1 - Commercial activities; Commercial services; Rural produce retail; Rural tourism; Office; Public amenities</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>SPZ(KN)-R14 Rural tourism activity</p>	
<p><i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i></p>	
<p>Activity status: PER Where: 1. maximum of 100m² GFA per business.</p>	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-KN-MD1 - Commercial activities; Commercial services; Rural produce retail; Rural tourism; Office; Public amenities</p> <p>Notification An application for a restricted discretionary activity</p>

	under this rule is precluded from being publicly notified, but may be limited notified.
SPZ(KN)-R15 Office	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER Where: 1. maximum of 100m ² GFA per business.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-KN-MD1 - Commercial activities; Commercial services; Rural produce retail; Rural tourism; Office; Public amenities Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
SPZ(KN)-R16 Farm building	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(KN)-R17 Visitor accommodation	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER Where: 1. the activity shall be undertaken within a residential unit, minor residential unit or accessory building; and 2. a maximum of eight visitors shall be accommodated per site, at any one time.	Activity status when compliance not achieved: DIS
SPZ(KN)-R18 Community garden	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(KN)-R19 Domestic animal keeping and breeding	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(KN)-R20 Conservation activities	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	

Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(KN)-R21 Emergency service facility	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER	Activity status when compliance not achieved: N/A
SPZ(KN)-R22 Public amenities	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: PER Where: 1. maximum of 100m ² GFA per building.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-KN-MD1 - Commercial activities; Commercial services; Rural produce retail; Rural tourism; Office; Public amenities Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
SPZ(KN)-R23 Any other activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity	
<i>This rule applies to land held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
Activity status: DIS	Activity status when compliance not achieved: N/A
SPZ(KN)-R24 Any activity on other land not held as Māori Land SPZ(KN)-APP2	
<i>This rule applies to land not held as Māori Land outside the Tuahiwi Precinct and the Large Lot Residential Precinct.</i>	
1. The activities, activity status and built form standards of the Rural Lifestyle Zone applies.	Activity status when compliance not achieved: The activity status applicable to the Rural Lifestyle Zone applies.

Built Form Standards

- Special Purpose Zone (Kāinga Nohoanga) – outside the Tuahiwi Precinct and the Large Lot Residential Precinct SPZ(KN)-APP2**

SPZ(KN)-BFS1 Internal boundary building setback	
1. For sites 1ha or less in area, the minimum building setback from internal boundaries for buildings and structures shall be 3m and shall apply to the legal boundary containing a	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: SPZ-KN-MD2 - Internal boundary setbacks

<p>site where it adjoins another site which is not held in the same ownership or used for the same development.</p> <p>2. For sites greater than 1ha, the minimum building setback from internal boundaries for buildings and structures shall be 10m and shall apply to the legal boundary containing a site where it adjoins another site which is not held in the same ownership or used for the same development.</p>	<p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to adjoining land owners where the consent authority considers this is required, absent their written approval.</p>
<p>SPZ(KN)-BFS2 Road boundary setback</p>	
<p>1. The minimum building setback from any road boundary for buildings and structures shall be:</p> <ol style="list-style-type: none"> a. 20m from the road boundary with any strategic road; b. 10m from the road boundary with any arterial road or collector road; c. 6m from the road boundary of any road where the existing road reserve width is less than 16m; d. 3m from the road boundary for the section of Topito Road west of the intersection of Topito, Tuahiwi and Turiwhaia Roads to where Topito Road bends to the south at 87 Topito Road; or e. 3m from the road boundary of all other roads. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-KN-MD3 - Road boundary setbacks</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to adjoining land owners where the consent authority considers this is required, absent their written approval.</p>
<p>SPZ(KN)-BFS3 Height</p>	
<ol style="list-style-type: none"> 1. There is no maximum height for art, carvings or other cultural symbols fixed to Māori land or fixed to buildings on Māori land; and 2. the maximum height of any building shall be 9m above ground level. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-KN-MD4 - Building height and height in relation to boundaries</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to adjoining land owners where the consent authority considers this is required, absent their written approval.</p>
<p>SPZ(KN)-BFS4 Height in relation to boundary</p>	
<p>1. Structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with Appendix APP3 except for the following:</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-KN-MD4 - Building height and height in relation to boundaries</p>

<ul style="list-style-type: none"> a. flagpoles; b. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts; c. decorative features such as steeples, towers and finials; d. for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and e. where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary; <p>2. Provided that none of the structures listed in (1) (c) to (e) above has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</p>	<p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to adjoining land owners where the consent authority considers this is required, absent their written approval.</p>
<p>SPZ(KN)-BFS5 Building coverage</p>	
<ul style="list-style-type: none"> 1. For sites 1ha or less in area, there is no maximum building coverage standard; and 2. for sites greater than 1ha, the maximum building coverage by buildings, shall be 35% of the site. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: SPZ-KN-MD5 - Building coverage</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to adjoining land owners where the consent authority considers this is required, absent their written approval.</p>

Matters of Discretion

1. Special Purpose Zone (Kāinga Nohoanga) – outside the Tuahiwi Precinct and Large Lot Residential Precinct SPZ(KN)-APP2

<p>SPZ(KN)-MD1</p>	<p>Commercial activities; Commercial services; Rural produce retail; Rural tourism; Office; Public amenities</p> <ul style="list-style-type: none"> 1. Development in accordance with Tikanga: <ul style="list-style-type: none"> a. the extent to which the development achieves or enables the exercise of tikanga as expressed in SPZ(KN)-P1, SPZ(KN)-P2 and SPZ(KN)-P3. 2. Traffic Generation and Access:
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	<ul style="list-style-type: none"> a. the extent to which the traffic generated is in accordance with the character, amenity, safety and efficient functioning of the access and road network; b. the ability to mitigate any adverse effects of the additional traffic generation; c. the location of the proposed vehicle crossing in terms of road and intersection efficiency and safety, including availability or otherwise of space on the road for safe right hand turning into the site. <p>3. Scale of Non-Residential Business Activity:</p> <ul style="list-style-type: none"> a. the extent to which the scale is consistent with the surrounding environment taking into account: <ul style="list-style-type: none"> i. hours of operation; ii. vehicle or pedestrian movements generated; iii. any adverse effects, including unreasonable noise and loss of privacy; and iv. the extent to which the activity contributes to the local employment and the economic base of Ngāi Tūāhuriri and/or the needs of residents in the surrounding area. <p>4. Infrastructure – Water supply, Wastewater system and Stormwater infrastructure:</p> <ul style="list-style-type: none"> a. whether public reticulated infrastructure is available for connection, or the extent to which the development is self-sufficient with respect to the provision of potable water supply, wastewater system and stormwater infrastructure. <p>5. Community:</p> <ul style="list-style-type: none"> a. the extent to which the development is integrated with and supports the development of any existing community facility, cultural facility or recreation facility.
SPZ(KN)-MD2	<p>Internal boundary building setback</p> <ul style="list-style-type: none"> 1. The extent to which the layout and use of spaces maintains adequate levels of privacy and outlook for any adjoining residents, taking into account: <ul style="list-style-type: none"> a. the need to exercise tikanga as expressed in policy SPZ(KN)-P1; b. the need to enable an efficient, practical and/or pleasant use of the remainder of the site; c. the need to provide future occupants within the development and adjoining properties with adequate levels of daylight and outlook from internal living spaces; d. the need to provide future occupants within the development with adequate levels of privacy from any adjoining neighbouring residential unit or site; e. adequate separation distance from any existing direct facing windows or balconies (within the development or on any adjoining site) or to ensure levels of privacy are maintained; and f. any adverse effects of the proximity or bulk of the building in relation to any adjoining site.
SPZ(KN)-MD3	<p>Road boundary setback</p> <ul style="list-style-type: none"> 1. Any loss of privacy for adjoining properties through overlooking; 2. The effects on amenity values and character values; 3. Reverse sensitivity in relation to noise and vibration; and 4. Physical features, existing development and other practicalities that restrict alternative practical locations on the site.
SPZ(KN)-MD4	<p>Building height and height in relation to boundary</p> <ul style="list-style-type: none"> 1. The extent to which an increase in building height and any associated increase in the scale and bulk of the building; <ul style="list-style-type: none"> a. reflects the cultural and functional requirements of the building and purposes of the zone; and b. affects on amenity values of adjoining properties, resulting from visual

	dominance, loss of daylight and sunlight admission, and loss of privacy from overlooking.
SPZ(KN)-MD5	<p>Building coverage</p> <p>1. The extent to which the additional coverage of the zone with buildings is in context taking into account:</p> <ol style="list-style-type: none"> the function of the building to support Te Ngāi Tūāhuriri Rūnanga to deliver economic, social and cultural development; the extent to which the topography and the location, scale, design and appearance of the building, landscaping, natural features or existing buildings mitigate the visual effects of additional buildings; and any loss of privacy or other amenity values to adjoining residents and the effectiveness of any mitigation measures.

Activity Rules – Tuahiwi Precinct SPZ(KN)-APP3

PREC1-R1 All activities	
<i>Land held as Māori Land in Māori Reserve 873 within the Tuahiwi Precinct.</i>	
<p>Activity status:</p> <ol style="list-style-type: none"> The activities and activity status of rules (including the application of Part 2 - District wide matters in SPZ(KN)-APP1) SPZ(KN)-R1 to SPZ(KN)-R23 apply; and The activities and activity status of rules in the Settlement Zone also apply. <p>Where:</p> <ol style="list-style-type: none"> the activity is provided for in both PREC1-R1(1) and PREC1-R1(2), the activity status and rules of PREC1-R1(1) (that is SPZ(KN)-R1 to SPZ(KN)-R23) shall apply instead of PREC1-R1(2). 	<p>Activity status when compliance not achieved: the activity status of rules SPZ(KN)-R1 to SPZ(KN)-R23 apply with respect to PREC1-R1(1);</p> <p>Activity status when compliance not achieved: the activity status of rules in the Settlement Zone apply with respect to PREC1-R1(2).</p>
PREC1-R2 All activities	
<i>Other land not held as Māori Land in Māori Reserve 873 within the Tuahiwi Precinct.</i>	
<p>Activity status:</p> <ol style="list-style-type: none"> The activities and activity status of rules in the Settlement Zone apply. 	<p>Activity status when compliance not achieved: the activity status of rules in the Settlement Zone apply.</p>

Built Form Standards – Tuahiwi Precinct SPZ(KN)-APP4

PREC1-BFS1 All built form standards	
<ol style="list-style-type: none"> Land held as Māori Land in Māori Reserve 873 <ol style="list-style-type: none"> The standards set out in SPZ(KN)-BFS1 to BFS5 apply. 	<p>Activity status when compliance not achieved: the activity status set out in SPZ(KN)-BFS1 to SPZ(KN)BFS5 apply.</p>
<ol style="list-style-type: none"> Other land not held as Māori Land in Māori 	<p>Activity status when compliance not achieved:</p>

Reserve 873 a. The built form standards set out in Settlement Zone provisions apply.	the activity status set out in the Settlement Zone apply.
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Activity Rules – Large Lot Residential Precinct SPZ(KN)-APP4

PREC2-R1 All activities	
<i>Land held as Māori Land in Māori Reserve 873 within the Large Lot Residential Precinct.</i>	
Activity status: 1. The activities and activity status of rules (including the application of Part 2 - District wide matters in SPZ(KN)-APP1) SPZ(KN)-R1 to SPZ(KN)-R23 apply; and 2. The activities and activity status of rules in the Large Lot Residential Zone also apply. Where: 3. the activity is provided for in both PREC2-R1(1) and PREC2-R1(2), the activity status and rules of PREC2-R1(1) (that is SPZ(KN)-R1 to SPZ(KN)-R23) shall apply instead of PREC2-R1(2).	Activity status when compliance not achieved: the activity status of rules SPZ(KN)-R1 to SPZ(KN)-R23 apply with respect to PREC2-R1(1); Activity status when compliance not achieved: the activity status of rules in the Large Lot Residential Zone apply with respect to PREC2-R1(2).
PREC2-R2 All activities	
<i>Other land not held as Māori Land in Māori Reserve 873 within the Tuahiwi Precinct.</i>	
Activity status: 1. The activities and activity status of rules in the Large Lot Residential Zone apply.	Activity status when compliance not achieved: the activity status of rules in the Large Lot Residential Zone apply.

Built Form Standards – Large Lot Residential Precinct SPZ(KN)-APP4

PREC2-BFS1 All built form standards	
1. Land held as Māori Land in Māori Reserve 873 a. The standards set out in SPZ(KN)-BFS1 to BFS5 apply.	Activity status when compliance not achieved: the activity status set out in SPZ(KN)-BFS1 to SPZ-BFS5 apply.
2. Other land not held as Māori Land or descendant land in Māori Reserve 873 a. The built form standards set out in Large Lot Residential Zone provisions apply.	Activity status when compliance not achieved: the activity status set out in the Large Lot Residential Zone apply.

Appendices

SPZ(KN)-APP1 - How to interpret and apply the rules

For Māori land – **outside** the Tuahiwi Precinct and the Large Lot Residential Precinct, the rules that apply are as follows:

Activity rules SPZ(KN)-R1 to SPZ(KN)-R23	Activity rules – Special Purpose Zone (Kāinga Nohoanga) – outside the Tuahiwi Precinct and the Large Lot Residential Precinct	
Built form standards SPZ(KN)-BFS1 to SPZ(KN)-BFS5 on land which is zoned	Special Purpose Zone (Kāinga Nohoanga) – outside the Tuahiwi Precinct and the Large Lot Residential Precinct and Special Purpose Zone (Kāinga Nohoanga) (Specific Areas)	
Matters of discretion SPZ(KN)-MD1 to SPZ(KN)-MD5 on land which is zoned	Special Purpose Zone (Kāinga Nohoanga) – outside the Tuahiwi precinct and the Large Lot Residential Precinct and Special Purpose Zone (Kāinga Nohoanga) (Specific Areas)	
The rules in Part 2 - District wide matters chapters that either apply or do not apply to activities are as set out in this table.	EI-Energy and Infrastructure	Rules EI-R1 to EI-R56 apply.
	T-Transport	Rules TRAN-R1 to TRAN-R8, TRAN-R20 to TRAN-R22 apply; Rules TRAN-R9 to TRAN-R19, TRAN-R20 (with respect to SPZ(KN)-R1 Marae complex) and TRAN-R23 do not apply.
	HS-Hazardous Substances	Rules HS-R1 to HS-R3 apply.
	NH-Natural Hazards	Rules NH-R1 to NH-R10 and NH-R13 apply; Rules NH-R11 and NH-R12, NH-R14 to NH-R20 do not apply;
	HH-Historic Heritage	Rules HH-R1 to HH-R9 apply.
	TREE-Notable Trees	Rules TREE-R1 to TREE-R7 apply.
	SASM-Sites and Areas of Significance to Māori	Rules SASM-R1 to SASM-R5 do not apply.
	ECO-Ecosystems and Indigenous Biodiversity	Rules ECO-R1 to ECO-R7 do not apply.
	NATC-Natural Character of Freshwater Bodies	Rules NATC-R1 to NATC-R10 apply.
	NFL-Natural Features and Landscapes	Rules NFL-R1 to NFL-R13 do not apply.
	SUB-Subdivision	Rules SUB-R1 to SUB-R4 and SUB-R6 to SUB-R11 apply to descendant land; Rule SUB-R5 does not apply.
	ASW-Activities on the Surface of Water	Rule ASW-R1 applies; Rule ASW-R2 does not apply.
	EW-Earthworks	Rules EW-R1 to EW-R7 and EW-E9 to EW-R11 apply; Rules EW-R8 and EW-R12 do not apply.
LIGHT-Light	Rules LIGHT-R1 and LIGHT-R3 apply; Rule LIGHT-R2 does not apply;	

	NOISE-Noise	Rules NOISE-R2 to NOISE-R11, NOISE-R16, NOISE-R17, NOISE-R19 and NOISE-R20 apply; Rules NOISE-R1, NOISE-R12 to NOISE-R15, NOISE-R18 and NOISE-R21 to NOISE-R23 do not apply.
	SIGN-Signs	Rules SIGN-R1 to SIGN-R9 apply.
	TEMP-Temporary Activities	Rules TEMP-R1, TEMP-R2 (only activity standards 3 and 4 apply) to TEMP-R5, TEMP-R7 to TEMP-R8 apply; Rule TEMP-R6, TEMP-R9 and TEMP-R10 do not apply.

SPZ(KN)-APP2 - How to interpret and apply the rules

Within Māori Reserve 873, for other land **not** held as Māori land – **outside** the Tuahiwi Precinct and the Large Lot Residential Precinct, the rules that apply are as follows:

1. SPZ(KN)-R24: Any activity on other land not held as Māori Land in Māori Reserve 873; and
2. All the relevant rules in **Part 2 - District wide matters** chapters apply.

SPZ(KN)-APP3 - How to interpret and apply the rules

All land **within** the Tuahiwi Precinct, the rules that apply are as follows:

1. PREC1-R1 and PREC1-R2: Activity rules – Special Purpose Zone (Kāinga Nohoanga) (Māori Reserve 873) – within Tuahiwi Precinct; and
2. Built form standards: Special Purpose Zone (Kāinga Nohoanga) (Māori Reserve 873) – within Tuahiwi Precinct.

SPZ(KN)-APP4 - How to interpret and apply the rules

All land **within** the Large Lot Residential Precinct, the rules that apply are as follows:

1. PREC2-R1 and PREC2-R2: Activity rules – Special Purpose Zone (Kāinga Nohoanga) (Māori Reserve 873) – within Large Lot Residential Precinct; and
2. Built form standards: Special Purpose Zone (Kāinga Nohoanga) (Māori Reserve 873) – within Large Lot Residential Precinct.