

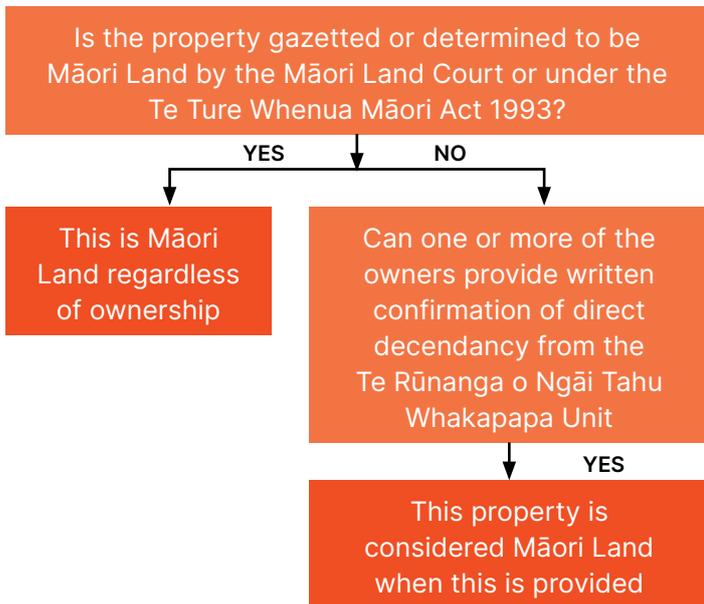
Kāinga Nohoanga Zone - Residential Development on Māori Land

The Special Purpose (Kāinga Nohoanga) Zone recognises the original purpose of Māori Reserve 873, which was to provide mana whenua with kāinga nohoanga and the ability to maintain mahinga kai.

The zone enables a wide range of activities to be undertaken on Māori Land. This fact sheet focuses on residential development.

Māori Land or Other Land?

Land within the Kāinga Nohoanga Zone is either considered Māori Land or Other Land. There are two types of Māori Land:



Any land that doesn't fall into one of the above two categories is Other Land. The rules relating to Other Land are set out in either the Rural Lifestyle Zone, Settlement Zone or Large Lot Residential Zone, depending on the location of the property.

For more information, please refer to the District Plan or contact the Duty Planner.

Proof of whakapapa to Ngāi Tūāhuriri

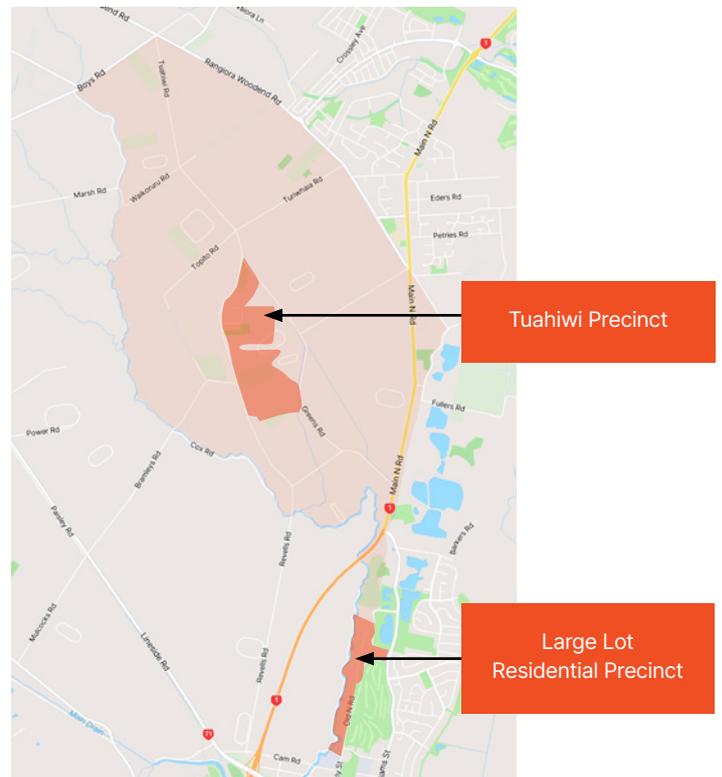
If you're a descendant of the original grantees of MR873, you'll need to provide written evidence of this.

When you lodge an application for building consent or resource consent, you'll need to include that evidence.

It's recommended that you speak to the Duty Planner about the type of evidence you intend to provide.

Kāinga Nohoanga

The Kāinga Nohoanga Zone is shown on the map below and includes two precincts.



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Standards for buildings on Māori Land

Number of residential units

Maximum of seven residential units per site, including on sites within the Tuahiwi Precinct and Large Lot Residential Precinct.

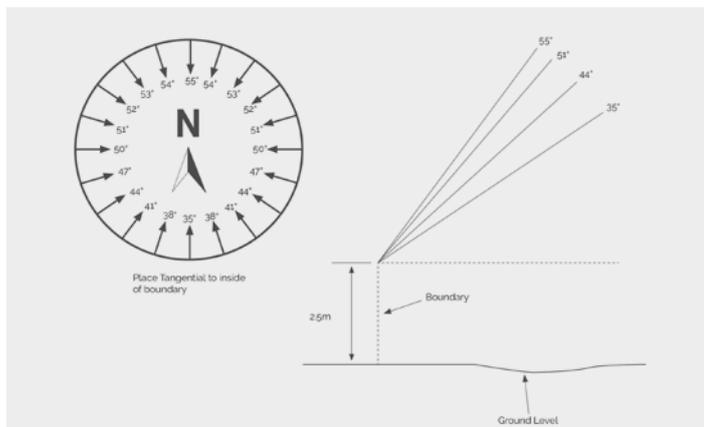
Internal boundary building setback	
Sites less than 1ha	Sites greater than 1ha
3m from sites in different ownership	10m from sites in different ownership

Road boundary setback	
Road type	Setback (minimum)
Strategic road	20m
Arterial road or collector road	10m
Road where the existing road reserve width is less than 16m	6m
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	3m
All other roads	3m

NOTE: The duty planner can tell you the road type for your property.

Recession plane

Structures cannot project above the relevant recession plane, measured 2.5m above ground level at any site boundary, as shown in the figure below.



Building coverage	
Sites less than 1ha	Sites greater than 1ha
No maximum building coverage	Maximum 35%

Height

The maximum height of any building is 9m above ground level.

Subdivision of Māori Land

In the Kāinga Nohoanga Zone (including the Tuahiwi Precinct and Large Lot Residential Precinct), there are no subdivision standards for Māori Land. This means landowners can decide the size and number of lots they wish to create.

NOTE: There will be requirements relating to matters such as access, servicing and natural hazards.



Want more information?

Please refer to the District Plan on our website waimakariri.govt.nz

You can also contact our Planning staff for more information, either email duty.planner@wmk.govt.nz or phone 0800 965 468.

Disclaimer

This fact sheet is intended as a guide only and does not replace the District Plan.