

## Contents

### Section 17: Definitions

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## Section 17: Definitions

### 17.1 General Definitions

This section sets out definitions of terms used within the District Plan. These definitions explain what is meant by a term used and what may be included or excluded from that term. Readers of the Plan should also be aware that some rules may alter the use of definitions or apply definitions differently in some situations or areas.

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| <b>Access</b>             | means that area of land over which a site or allotment obtains legal vehicular and/or pedestrian access to a legal road. This land includes an access leg, a private way, common land as defined on a cross-lease or company-lease; or common property as defined in Section 2 of the Unit Titles Act 1972.  |
| <b>Access Leg</b>         | in relation to a rear allotment or rear site, means the strip of land, which is included in the ownership of that allotment or site, and which provides the legal, physical access from the frontage legal road to the net area of the allotment or site.  |
| <b>Access Lot</b>         | means an allotment which provides the legal access or part of the legal access to one or more allotments, and which is held in the same ownership or by tenancy-in-common in the same ownership as the allotment(s) to which it provides legal access.   |
| <b>Access Way</b>         | means any passage way, laid out or constructed by the authority of the council or the Minister of Works and Development or, on or after the 1st day of April 1988, the Minister of Lands for the purposes of providing the public with a convenient route for pedestrians from any road, service lane, or reserve to another, or to any public place or to any railway station, or from one public place to another public place, or from one part of any road, service lane, or reserve to another part of that same road, service lane, or reserve (Section 315 of the Local Government Act 1974). |
| <b>Accessory Building</b> | <p>in relation to any site, means any separated or detached building the use of which is incidental or ancillary to that of any other permitted principal building, or use on that site.</p> <p>For residential activities, <b>Accessory Building</b> includes a sleep out (limited to not more than 40m<sup>2</sup> in GFA), garage or carport, garden shed, glasshouse, swimming pool, mast, shed used solely as a storage area, or other similar structure.</p> <p>Any garage or car-port which is attached to or a part of any building shall be deemed to be an accessory building.</p>         |
| <b>Act</b>                | means the Resource Management Act 1991.  |
| <b>Addition</b>           | means an extension or increase in floor area, number of storeys, or height of a building or structure. It includes the construction of new floors, walls, ceilings, and roofs.   |

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| <b>Adjoining</b>                 | means land immediately adjacent to other land, notwithstanding that it is separated from the other land only by a road, access way, access leg, railway, drain, water race, river or stream, water body or artificial watercourse.  |
| <b>Allotment</b>                 | for the purpose of subdivision, means a lot, two or more adjoining lots to be held together, or any balance area, shown on a subdivision consent plan,<br><br>except that in the case of land being subdivided under the cross lease or company lease systems or the Unit Titles Act 1972, allotment shall have the same meaning as <b>Site</b> . |
| <b>All Weather Standard</b>      | means a pavement and/or road which has been excavated to a sound subgrade, backfilled and compacted to properly designed drainage gradients with screened and graded aggregate and is usable by motor vehicles under all weather conditions, and includes metalled, paved and sealed surfaces.  |
| <b>Alteration</b>                | means any changes to the fabric or characteristics of a building involving (but not limited to) the removal and replacement of walls, windows, ceilings, floors or roofs, either internally or externally, the erection of signage attached to the building. It does not include repair or maintenance.   |
| <b>Altitudinal Land Use Line</b> | relates to land defined on the Planning Maps. This definition is generally only used in the High Country/Rural C Zone.  |
| <b>Amenity Tree Planting</b>     | means the planting of trees for aesthetic or amenity purposes in the immediate vicinity of existing or proposed buildings on the same site, but excluding shelterbelts, forestry, woodlots, commercial orchards or other tree crops.  |
| <b>Amenity Values</b>            | means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes (RMA).  |
| <b>Amenity Vegetation</b>        | means vegetation for aesthetic or amenity purposes in the immediate vicinity of existing or proposed buildings on the same site, but excluding shelterbelts, forestry, woodlots, commercial orchards or other tree crops.   |
| <b><u>Ancillary Activity</u></b> | <b><u>means an activity that supports and is subsidiary to a primary activity.</u></b>  |
| <b>Antennae</b>                  | means that part of a communication facility used for the transmission or reception of signals including the antenna mounting but not including any supporting mast, pole or similar structure. This definition includes any dish antenna.   |
| <b>Apartment Building</b>        | means a building for residential activities comprising two or more attached residential units not all of which are necessarily located at ground floor level.<br><br>(Refer also to the definitions of <b>Accessory Building</b> and <b>Residential Unit</b> ).   |

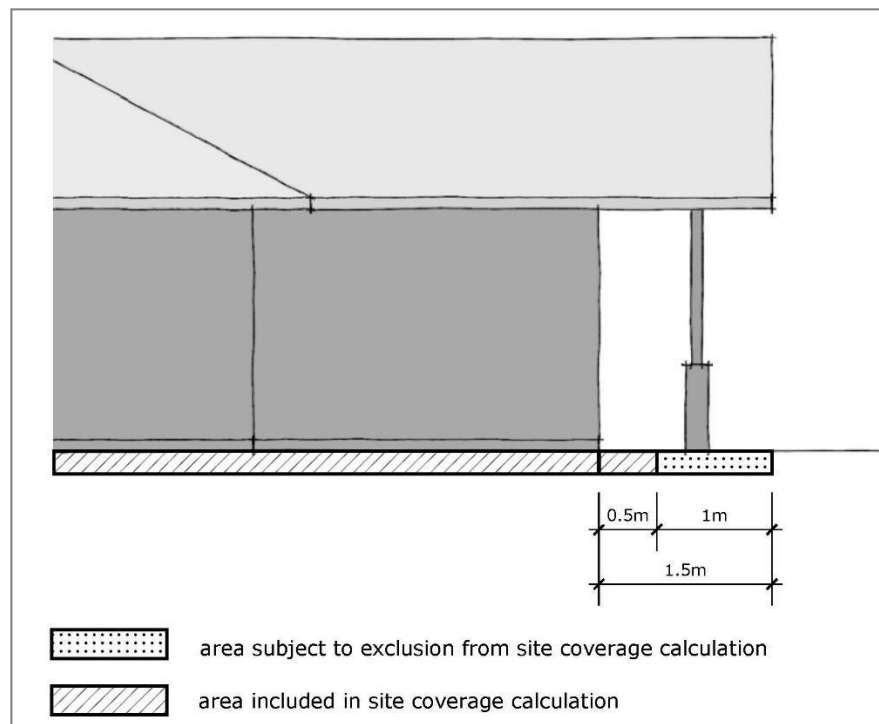
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| <b>Archaeological Sites</b>                  | <p>means any place in New Zealand that either was associated with historic human activity; or is the site of historic wreck of any vessel; and is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand.</p> <p>Has the same meaning as section 2 of the Historic Places Act 1993.</p>   |
| <b>Artificial Watercourse</b>                | <p>includes:</p> <ul style="list-style-type: none"> <li>• an irrigation race/canal,</li> <li>• a water supply race for potable or stock water,</li> <li>• a canal for the supply of water for electricity power generation, or</li> <li>• a farm drainage canal, and</li> <li>• any associated water storage for these purposes.</li> </ul>  |
| <b>Ashburton Town Centre</b>                 | <p>for the purpose of the Business Zone rules, the Ashburton Town Centre is the area of Business A zoned land contained generally within the area bounded by Mona Square north, Park Street, Wills Street, William Street, Cass Street, Moore Street, and State Highway 77/Kermode Streets.</p>  |
| <b><u>Automotive and marine supplier</u></b> | <p><b><u>businesses primarily engaged in selling automotive vehicles, marine craft, and associated parts and accessories for such vehicles and craft.</u></b></p>  |
| <b>Atua</b>                                  | <p>means deity in the natural world of the Maori.</p>  |
| <b>Berm</b>                                  | <p>means an area of grass and/or footpath within the legal road and located between the road carriageway and the property boundary.</p>  |
| <b>Boardinghouse</b>                         | <p>means a residential activity in which lodging alone or board and lodging (including provision of food) is provided for financial reward or payment, for five or more lodgers or boarders.</p>   |
| <b>Boundary</b>                              | <p>means any boundary of the net area of a site and includes any road boundary, side or internal boundary.</p> <p>(see below for <b>Internal Boundary</b>, and <b>Road Boundary</b> (Road Frontage))</p> <p><b>Site Boundary</b> shall have the same meaning as <b>Boundary</b>.</p>   |
| <b>Building</b>                              | <p>for the purposes of this Plan, means, as the context requires and unless stated to the contrary in another definition or in a rule:</p> <p>Any structure or part of a structure, whether temporary or permanent, movable or immovable, but does not include:</p> <ul style="list-style-type: none"> <li>(i) any scaffolding or falsework erected temporarily for maintenance or construction purposes;</li> <li>(ii) fences, walls or retaining walls of 2m in height or less not used for advertising for any purpose;</li> <li>(iii) structures less than 5m<sup>2</sup> in area and less than 2m in height;</li> <li>(iv) masts, poles, radio and television aerials (excluding dish antennae for receiving satellite television), less than 7m above ground level;</li> <li>(v) any vehicle, trailer, tent, caravan or boat whether fixed or movable unless such vehicle, trailer, tent, caravan or boat shall be used as a place of accommodation, business or storage.</li> </ul> |

**Building Coverage (or Site Coverage)**

means that portion of the net area of a site which is covered by buildings or parts of buildings, including overhanging or cantilevered parts of buildings, expressed as a percentage.

The following shall not be included in building coverage:

- (i) pergolas;
- (ii) that part of eaves and/or spouting or bay windows projecting 1m or less, horizontally from any exterior wall. Note: Where eaves and/or spouting or bay windows project more than 1m horizontally from any exterior wall, the building coverage shall be deemed to exclude the first 1m of the eaves/spouting or bay window as measured from the outermost point of the eaves and/or spouting or bay windows (see diagram below);
- (iii) satellite dishes;
- (iv) uncovered terraces or decks less than one metre above ground level;
- (v) uncovered swimming pools;
- (vi) fences, walls and retaining walls.


**Building supplier**

**businesses and associated premises used for the display and sale of goods and materials used in the construction, repair, alteration and renovation of buildings, including plumbing, electrical and landscaping.**

**Camping Ground**

means any area of land used, or designed or intended to be used, for rent, hire, donation, or otherwise for reward, for the purposes of placing or erecting on the land temporary living-places e.g. tents or caravans, for occupation by 2 or more families or parties (whether consisting of 1 or more persons) living independently of each other, whether or not such families or parties enjoy the use in common of entrances, water-supplies, cookhouses, sanitary fixtures, or other premises and equipment.

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| <b>Canopy Height</b>           | <p>means the height of the canopy of vegetation.</p> <p>The canopy height is to be determined as an average vertical height above natural ground level over each area of 1 hectare, where the vegetation is greater than 1 hectare in area, or over the lesser area where the area of vegetation is less than 1 hectare.</p>   |
| <b>Captive Balloon</b>         | <p>means a non-powered balloon for advertising purposes, which is tethered to a site or structure on a site.</p>   |
| <b>Carriageway</b>             | <p>means that formed portion of a road surface devoted particularly to the use of motor vehicles, inclusive of shoulders in a rural situation, and from the face of kerb to face of kerb in an urban situation.</p>  |
| <b>Cleanfill</b>               | <p>includes any natural material which is free of: combustible, putrescible, degradable or leachable components or materials likely to create leachate by means of biological breakdown; hazardous substances or any products or materials derived from hazardous waste treatment, stabilisation or disposal practices; contaminated soil or other contaminated materials; medical or veterinary waste; asbestos or radioactive substances. It includes (but is not limited to) clay, rock, concrete and bricks</p>  |
| <b>Clearance of Vegetation</b> | <p>shall have the same meaning as <b>Vegetation Clearance</b>.</p>   |
| <b>Coastal Protection Work</b> | <p>means works, structures or planting for the protection of property and people from inundation from the sea or coastal erosion; and includes areas of vegetation maintained or planted adjacent to the foreshore, embankments, access tracks, rock work, anchored trees, wire rope, iron structures and other structures.</p>  |
| <b>Commercial</b>              | <p>means involving the payment of fees for hire or financial reward.</p>   |
| <b>Commercial Activity</b>     | <p><b><u>means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices). Includes office activities, retail activities and commercial services.</u></b></p> <p><del>means an activity involving the payment of fees for hire or reward.</del></p> <p><del><b>Commercial Activity</b> includes the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment, or services, and includes, but is not limited to, shops, markets, showrooms, and restaurants, takeaway food bars, professional, commercial and administrative offices, service stations, motor vehicle sales, the sale of liquor and associated parking areas; but excludes passive recreational, community activities, home occupations, and farming activities. This includes a business providing personal, property, financial, household, and private or business services to the general public. It also includes recreational activities where a fee is paid to use facilities i.e. a commercial bowling alley. It does not include community sports facilities where a membership fee may be paid.</del></p> |
| <b>Commercial Livestock</b>    | <p>means livestock bred, reared and/or kept on a property either primarily or partly for the purpose of commercial gain, but excludes domestic livestock.</p>  |

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| <b>Commercial Services</b> | <u>means businesses that sell services rather than goods where a front counter service is provided to cater for walk in customers. For example: banks, real estate agents, travel agents, tattoo studios, dry cleaners and hairdressers.</u>   |
| <b>Community Activity</b>  | <p>means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual wellbeing, but excludes recreational activities.</p> <p>A community activity includes educational facilities, hospitals, doctors surgeries and other health professionals, churches, halls, libraries, community centres, police stations, fire stations, courthouses, probation and detention centres.</p>   |
| <b>Contaminated Land</b>   | <p>For the purposes of this Plan means land that can be described by one of the following:</p> <ul style="list-style-type: none"> <li>• an activity or industry described in the <i>HAIL</i> is being undertaken on it, or</li> <li>• an activity or industry described in the <i>HAIL</i> has been undertaken on it, or</li> <li>• it is more likely than not that an activity or industry described in the <i>HAIL</i> is being or has been undertaken on it.</li> </ul> <p>Note: This definition does not include land for which exists a detailed site investigation that demonstrates that any contaminants in or on the land are at, or below, background concentrations</p> |
| <b>Council</b>             | <p>means the Ashburton District Council or any Committee, Sub-Committee, Community Board, Commissioner or person to whom the Council's powers, duties or discretions under this Plan have been lawfully delegated pursuant to the provisions of the Resource Management Act.</p> <p><b>District Council</b> shall have the same meaning.</p>   |
| <b>Curtilage</b>           | means the area occupied by a residential unit, grounds, and outbuildings.  |
| <b>Day Care Facility</b>   | means land and/or buildings used for the care during the day of the elderly, persons with disabilities and/or children, other than those residing on the site.   |
| <b>Demolition</b>          | <p>means to damage and demolish a building or structure.</p> <p>(Note also definition of <b>Partial Demolition</b> below.)</p>   |
| <b>Demolition Material</b> | means all material that is produced by demolition of a building or structure, that does not meet the definition of cleanfill.  |
| <b>Depot</b>               | means a place for the storage of large quantities of goods, or a place where motor vehicles are housed and maintained, or a railway or bus station.  |
| <b>District</b>            | means the Ashburton District.  |
| <b>District Council</b>    | means the same as <b>Council</b> .   |



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| <b>Domestic Livestock</b>       | <p>means keeping of livestock not primarily or partly for the purpose of commercial gain and includes:</p> <ul style="list-style-type: none"> <li>• not more than 12 adult poultry (excluding roosters) in a Residential Zone or not more than 50 adult poultry in a Rural Zone; bred, reared and/or kept on a property;</li> <li>• not more than 2 sows and their progeny up to weaner stage or not more than 5 weaned pigs in a Rural Zone;</li> <li>• any number of livestock bred, reared and/or kept on a property in a Rural Zone for family consumption, or as pets, or for hobby purposes and from which little or no financial gain is derived.</li> </ul> |
| <b>Earthworks</b>               | <p>means the disturbance of land surfaces by the removal or depositing of material, excavation, filling or the formation of roads, banks or tracks, but excludes digging post-holes, cultivation, tending or landscaping gardens, planting trees or removing dead or diseased trees, or drilling bores</p> <p>Excavation for the purpose of land drainage is included within the definition of earthworks.</p>  |
| <b>Educational Facility</b>     | <p>means land and/or buildings used for the provision of regular instruction or training in accordance with a systematic curriculum by suitably qualified instructors, and includes childcare facilities, schools, tertiary education institutions and specialised training facilities.</p>   |
| <b>Effluent</b>                 | <p>means predominantly liquid waste or sewage discharge, including that derived from toilets, sewage and silage water, or from intensive livestock management operations.</p>   |
| <b>Elderly Persons Home</b>     | <p>means an old people's home within the meaning of the Old People's Homes Regulations 1965.</p>  |
| <b>Emergency Services</b>       | <p>means the services and facilities of authorities which are responsible for the safety and welfare of people and property in the community and includes fire stations, ambulance stations, and police emergency call out and communication activities.</p>  |
| <b>Entertainment Facilities</b> | <p>means land and/or building(s) or parts of building(s) used principally for any public meetings, public performances or public amusements, whether a charge is made for admission or not; or used principally for public or private worship, religious ceremonies, services or associated instruction.</p> <p>Has the same meaning as <b>Meeting Places</b>.</p>  |
| <b>Erection of a Building</b>   | <p>in relation to a subdivision, means the completion of all framing, fire walls, fire ceilings and fire floors, and the affixing of all roof materials.</p>  |
| <b>Exotic Vegetation</b>        | <p>in relation to trees and plants, means species which are not indigenous to New Zealand.</p>  |

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| <b>Exploration</b>                              | means any activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of one or more minerals; and includes any drilling, dredging, or excavations (whether surface or sub-surface) that are necessary to determine the nature and size of a mineral deposit or occurrence.   |
| <b>Farming Activity</b>                         | <p>means the use of land and buildings for the primary purpose of the production of vegetative matter and/or commercial livestock.</p> <p>Farming activity includes the packing, storage, and/or processing of the vegetative matter and/or commercial livestock produced on/in that land or on other land owned or managed by the same person(s). Buildings for this purpose are permitted up to an area of 500m<sup>2</sup> per site, where they meet all other rules.</p> <p>Farming activity excludes residential activity, home occupations, intensive livestock management, and forestry activity.</p> |
| <b><u>Farming and agricultural supplier</u></b> | <b><u>businesses primarily selling goods for consumption or use in the business operations of primary producers or in animal husbandry.</u></b>  |
| <b><u>Food and beverage outlet</u></b>          | <b><u>means land and buildings used for the sale of food and / or beverages to the general public prepared for immediate consumption. It includes restaurants, taverns, cafes and takeaway restaurants, and excludes supermarkets.</u></b>   |
| <b>Food and Produce Processing</b>              | means the processing, packaging, storage, distribution and marketing of vegetative, marine and animal matter.  |
| <b>Forestry Activity</b>                        | means the use of land primarily for the purpose of planting, tending, managing and harvesting of trees for timber production in excess of onsite domestic or farm wood-supply.   |
| <b>Formed</b>                                   | means a road, street, vehicle access, parking area, manoeuvring, loading or hard stand area with a constructed pavement with a crushed aggregate surface, capable of carrying 100% Class 1 loads without deflection, deformation or deterioration. The surface shall be shaped to shed all water and shall be uniform and smooth by grading and rolling and shall remain trafficable in all weathers.  |
| <b>Formed Road</b>                              | means a road with a carriageway constructed to an all-weather standard with a minimum carriageway width of 3m.   |
| <b>Frontage</b>                                 | means the road boundary/boundaries of any site.  |
| <b>Frost Control Fan</b>                        | means a land based device designed or adapted to control frost by fanning warmer air over the frost-affected surfaces, and includes the support structure.   |
| <b>Full-time Equivalent Person</b>              | means the employment of a person or persons for an average total of 8 hours per day assessed over any 14 day period.   |

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| <b>Garage</b>                        | is included within the meaning of accessory building, and means a building or part of a building principally designed for or able to be used for housing motor vehicles and other ancillary miscellaneous items owned by persons living on the site. |
| <b>Garden and Landscape Supplies</b> | <b><u>businesses primarily selling goods for permanent exterior installation or planting and includes: landscaping suppliers; and suppliers of bark, compost, firewood, and paving and domestic paving aggregates.</u></b>                           |
| <b>Geoconservation Site</b>          | means a site defined as having special value for geoconservation, as described in Appendix 3-3 to the Rural Section and as delineated on the Planning Maps.  |

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| <b>Geoconservation Area</b>   | means an area defined as having special value for geoconservation, as described in Appendix 3-3 to the Rural Section and as delineated on the Planning Maps.  |
| <b>Gross Floor Area (GFA)</b> | <p>means the sum of the gross area of all floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings.</p> <p>Gross floor area shall:</p> <ul style="list-style-type: none"> <li>(i) include elevator shafts, stairwells and lobbies at each floor and mezzanine floors and balconies;</li> <li>(ii) exclude any required car-parking, loading and servicing areas and access thereto and building service rooms containing equipment such as lift machinery, tanks, air conditioning and heating plant.</li> </ul> |
| <b>Ground Level</b>           | means the finished ground level when all works associated with any prior subdivision of the land were completed, but excludes any earthworks or excavation associated with building activity.   |
| <b>Group Visits</b>           | means visits to a site by groups of people organised collectively.  |
| <b>Habitable Space</b>        | Means a space used for activities normally associated with domestic living, but excludes any bathroom, laundry, water-closet, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes-drying room, or other space of a specialised nature which is not occupied frequently or for extended periods. For clarity, a kitchen is only considered to be a habitable space where the kitchen shares an open plan area with another habitable space.  |
| <b>Handcrafts</b>             | means goods produced by hand or by the use of hand tools or the use of mechanical appliances where such appliances do not produce the goods in a repetitive manner according to a predetermined pattern for production run purpose. The person producing such goods must design the goods and have direct, complete and variable control over the production of every stage of the product.   |
| <b>Hapu</b>                   | means sub-tribe, clan, section of a large tribe.  |
| <b>Harakeke</b>               | means flax ( <i>Phormium tenax</i> ).   |
| <b>Hardsurfacing</b>          | <p>in relation to any site, means any part of that site which covered by impermeable surfaces, and includes:</p> <ul style="list-style-type: none"> <li>• any area used for parking, manoeuvring, access or loading of motor vehicles;</li> <li>• any area paved either with a continuous surface or with open jointed slabs, bricks, gobi or similar blocks.</li> </ul> <p>Hardsurfacing does not include domestic paths of less than 1m in width.</p>   |
| <b>Hazardous Substance</b>    | includes, but is not limited to, any substance as defined in Section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance.   |
| <b>Hazardous Wastes</b>       | means wastes of any hazardous substance(s).   |

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| <b>Health Care Service</b>    | means land and/or buildings used for the provision of services by registered practitioner(s) relating to the physical and mental health of people and animals.   |
| <b>Heavy Vehicle</b>          | means a motor vehicle (other than a motor car that is not used, kept or available for the carriage of passengers for hire or reward) the gross laden weight of which exceeds 3500kg; but does not include a traction engine or vehicle designed solely or principally for the use of fire brigades in attendance at fires.   |
| <b>Height</b>                 | <p>in relation to any building or structure, means the vertical distance between the ground level at any point and the highest part of the building or structure immediately above that point.</p> <p>For the purpose of calculating height, no account shall be taken of any:</p> <ul style="list-style-type: none"> <li>(i) radio or television aerial provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 2.5m;</li> <li>(ii) chimney or flue not exceeding 1m in any direction.</li> </ul> <p>This definition of height shall not apply to the facilities or structures subject to Utilities Site Standard 2.</p> |
| <b>Heke</b>                   | means journeys.  |
| <b>Heritage Building/Item</b> | means any type of historic heritage place or area. It may include a historic building, historic site (including archaeological site), a place/area of significance to Maori, or heritage landscape. The term is also adopted to describe historic heritage listed in the heritage schedule of the district plan.   |
| <b>High Flood Hazard Area</b> | means flood hazard areas subject to inundation events where the water depth (metres) times velocity (metres per second) is greater than or equal to 1, or where water depths are greater than 1 metre in a 0.2% annual exceedance probability flood event.   |

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| <b>Historic Heritage</b>                   | <p>means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:</p> <ul style="list-style-type: none"> <li>(i) archaeological;</li> <li>(ii) architectural;</li> <li>(iii) cultural;</li> <li>(iv) historic;</li> <li>(v) scientific;</li> <li>(vi) technological; and</li> </ul> <p>includes –</p> <ul style="list-style-type: none"> <li>(i) historic sites, structures, places, and areas; and</li> <li>(ii) archaeological sites; and</li> <li>(iii) sites of significance to Maori, including wahi tapu; and</li> <li>(iv) surroundings associated with the natural and physical resources.</li> </ul> <p>(Section 2 of the Resource Management Act).</p> |
| <b>Historic Places (buildings / items)</b> | <p>are buildings that contribute to an understanding and appreciation of New Zealand's history and cultures. They may include any land, temporary or permanent movable or immovable structure or structures and anything that is in or fixed to any land. The term may include any building registered as a historic place under the Historic Places Act 1993.</p>   |
| <b>Historic Places (sites)</b>             | <p>are places that contribute to an understanding and appreciation of New Zealand's history and cultures. They may include land (and water) without any temporary or permanent building or structure. The term may include any site registered as a historic place under the Historic Places Act 1993. Historic sites may include historic sites of scientific value.</p> <p>Historic sites include <b>Archaeological Sites</b> (see definition above).</p>  |
| <b>Home Occupation</b>                     | <p>means the use of a residential site for an occupation, business, trade or profession which is secondary and incidental to the use of that site for a residential activity and which is undertaken by person(s) living permanently on the site, but excludes home stays and retail sales.</p>  |
| <b>Home Stay</b>                           | <p>means the use of a residential unit for visitor accommodation for commercial purposes.</p>  |
| <b>Hospital</b>                            | <p>means any public or private hospital within the meaning of the Hospitals Act 1957 and its amendments.</p>   |
| <b>Impervious Surface</b>                  | <p>means any type of surface that effectively creates an impermeable physical barrier on the surface of any part of a site.</p>  |
| <b>Improved Pasture</b>                    | <p>means an area of pasture where species composition and growth has clearly been substantially modified and enhanced for livestock grazing by cultivation, or topdressing and oversowing, or direct drilling, and where exotic pasture species have been deliberately introduced.</p>   |

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| <b>Indigenous Vegetation</b>                              | means a plant community of species indigenous to New Zealand, which may include a minor element of exotic vegetation but does not include plants within a domestic garden or used for screening / shelter purposes e.g. as farm hedgerows.  |
| <b>Individual Commercial Unit</b>                         | means any one commercial tenancy created by freehold, leasehold, license, or any other arrangement to occupy.   |
| <b>Individual Retail Tenancy</b>                          | means any one retail tenancy created by freehold, leasehold, licence, or any other arrangement to occupy.   |
| <b>Industrial Activity</b>                                | means the use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing, or associated storage of goods.   |
| <b>Intensive Livestock Management (Intensive Farming)</b> | <p>means the use of land and/or buildings for the production of commercial livestock, including where the regular feed source for such livestock is substantially provided other than from the site concerned, and includes:</p> <ul style="list-style-type: none"> <li>the farming of pigs outdoors at a stocking rate exceeding 15 pigs per hectare. (Stocking rate in relation to pig farming, means the number of pigs (excluding progeny up to weaner stage) carried per hectare of land, where the area of land fenced, available and used for pig farming shall only include that area on which the pigs are regularly run.);</li> <li>herd houses, feed pads, or any building providing shelter to stock where stock are confined within the building for any continuous period exceeding 2 weeks;</li> <li>boarding of animals;</li> <li>mushroom farming;</li> <li>fish farming;</li> <li>the disposal of effluent from any of the above, whether on the same site as the intensive livestock management activity or not.</li> </ul> <p>Intensive livestock management excludes:</p> <ul style="list-style-type: none"> <li>buildings used for housing or sheltering animals that are giving birth or raising juvenile stock, where no individual animal is housed or sheltered for more than 3 months in any calendar year.</li> </ul> |
| <b>Internal Boundary</b>                                  | means any legal boundary of the net area of a site other than a road boundary.  |
| <b>Kainga (Kaika)</b>                                     | means home or village.  |
| <b>Kaika Nohoanga</b>                                     | means area of occupation, also temporary camping sites reserved for the use of travelling parties.  |
| <b>Kaitiaki</b>   | means guardians.  |
| <b>Kaumatua</b>   | means elder(s), adult man or woman.   |
| <b>Kawa</b>   | means protocol.   |

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| <b>Kawanatanga (Kawanataka)</b>   | means governance, or the obligation to govern.  |
| <b>Koiwi</b>  | means bones, the human skeleton.  |
| <b>Kitchen Facility</b>   | means a room or indoor area, the principal purpose of which is the preparation and cooking of food. A kitchen will generally include a sink bench and a means of cooking food such as a stove, gas or electric cooker, or microwave (or have the facilities for the installation of these).   |
| <b>Lake</b>   | A large, naturally occurring body of water surrounded by land, but does not include storage ponds or stormwater retention ponds.  |
| <b>Land Disturbance (in relation to works within the setting of a listed historic item)</b> | means works that will potentially cause the removal of or damage to major and identified heritage landscape elements and features of historic heritage value including buildings, trees, paths, fences and gardens within an identified setting of a listed place or area.  |
| <b>Living Area</b>  | means any room in a residential unit other than a room used principally as a hallway, bedroom, laundry or bathroom.   |
| <b>Loading Space</b>  | means a portion of a site, whether covered or not, clear of any road or service lane upon which a vehicle can stand while being loaded or unloaded. Such loading space shall have vehicular access to a road or service lane and be designed and constructed to accommodate the size and type of vehicles that reasonably could be expected to use the loading space.   |
| <b>LTP</b>  | means Long Term Plan. Council produces a long term council community plan (LTP), or Community Plan, every three years. The plan explains what Council proposes to do over the coming ten years, with the first three years in detail and the following seven years based on the best information currently available.   |
| <b>Mahinga Kai (Mahika Kai)</b>   | means food and other resources, and the areas that they are sourced from.   |
| <b>Maintenance</b>  | means the protective care of a place.   |
| <b>Maintenance and Repair</b>   | means any work or activity necessary to continue the operation and/or functioning of an existing utility and shall also provide for the replacement of an existing line, telecommunication line, building, structure or other facility with another of the same or similar height, size or scale, within the same or similar position and for the same or similar purpose; and the addition of extra lines to existing poles or other support structures; and the replacement of existing conductors. |
| <b>Mana</b>   | means authority, influence, prestige.   |
| <b>Manakitanga</b>  | means support, caring and hospitality, for example as shown towards guests.   |
| <b>Manawhenua</b>   | means associated with <b>Tino Rangitiratanga (Tino Rakatirataka)</b> , the Tribal authority over affairs within a particular area or land district.   |



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| <b>Manufacturing of Hazardous Substances</b>      | means any process that produces a hazardous substance and includes any process that includes the mixing of material or making a compound product that is a hazardous substance.<br>(See definition of <b>Hazardous Substance</b> above.)   |
| <b>Manuhiri</b>                                   | means visitors.  |
| <b>Maori</b>                                      | means “ordinary people”, since about 1820 used to distinguish the native, indigenous, people of this country, the <b>Tangata Whenua (Takata Whenua)</b> .  |
| <b>Mauri</b>                                      | means “life force”.  |
| <b>Meat Processing Facility / Meat Processing</b> | means the use of a site for the yarding and slaughtering of animals; the associated processing of meat including fish processing, stock finishing, by-product and co-product processing; rendering; fellmongery, tanning, casing and pelt processing; and the associated chilling, freezing, packaging and storage of meat and associated products; and the treatment and disposal of effluent from the above processes. |
| <b>Meeting Places</b>                             | means land and/or building(s) or parts of building(s) used principally for any public meetings, public performances or public amusements, whether a charge is made for admission or not; or used principally for public or private worship, religious ceremonies, services or associated instruction.<br>Has the same meaning as <b>Entertainment Facilities</b> .   |
| <b>Metres squared (m<sup>2</sup>)</b>             | means a unit of measure where any reference to m <sup>2</sup> is the equivalent to square metres.  |
| <b>Mineral</b>                                    | means a naturally occurring inorganic substance beneath or at the surface of the earth, whether or not under water; and includes all metallic minerals, non-metallic minerals, fuel minerals, precious stones, industrial rocks and building stones, and a prescribed substance within the meaning of the Atomic Energy Act 1945.  |
| <b>Mineral Extraction</b>                         | means the use of land and / or buildings for a purpose that results in the extraction, winning, quarrying, excavation and/or associated processing of minerals; and includes prospecting and exploration, excavation, blasting, crushing, screening, washing, blending, processing, storage, deposition of overburden, treatment of waste water and rehabilitation of sites.   |
| <b>Motorised Craft</b>                            | means any boat, jet ski, or similar water based vehicle, powered by an engine, but does not include model or scaled down versions of boats operated through remote control.  |

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| <b>Natural Character</b>          | <p>is a term used in section 6(a) of the Resource Management Act to describe the expression of natural elements, patterns and processes in a landscape (or the 'naturalness' of a landscape). The degree or level of natural character within an area depends on:</p> <ol style="list-style-type: none"> <li>1. the extent to which natural elements, patterns and processes occur;</li> <li>2. the nature and extent of modifications to the ecosystems and landscape/seascape.</li> </ol> <p>The highest degree of natural character (greatest naturalness) occurs where there is least modification. The effect of different types of modification upon the natural character of an area varies with the context, and may be perceived differently by different parts of the community.<sup>1</sup></p> |
| <b>Nature Conservation Values</b> | <p>means the values associated with the natural resources of the District, particularly their intrinsic values, the values of indigenous habitats, species and ecosystems, and the natural character of the landscape.</p>   |
| <b>NES</b>                        | <p>means National Environmental Standard. National environmental standards (NES) are legally enforceable regulations developed under the Resource Management Act. They address the objectives and policies of National Policy Statements (defined below). National Environmental Standards provide a framework of rules that are nationally consistent and can be included in District Plans and/or amended without public notification.</p> <p>Every local authority and consent authority must observe national environmental standards and must enforce national environmental standards.</p>   |
| <b>Net Area</b>                   | <p>in relation to a site or allotment, means the total area of the site or allotment, less any area subject to a designation for any purpose and/or any area providing access to one or more sites and/or any strip of land 6m or less in width.</p>   |

<sup>1</sup> Derived from The Ministry for the Environment, Environmental Performance Indicators, Landscape Aspect of Natural Character, Stage 1 – Initial Findings – A report prepared by Boffa Miskell Ltd for the MfE, February 2002.

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| <b>Net Floor Area</b>       | <p>shall be the sum of the floor areas, each measured to the inside of the exterior walls of the building or buildings, and shall include the net floor area of any accessory building, but it shall exclude any floor area used for:</p> <ul style="list-style-type: none"> <li>• lift wells, including the assembly area immediately outside the lift doors for a maximum depth of 2 metres;</li> <li>• stairwells (including landing areas);</li> <li>• tank rooms, boiler and heating rooms, machine rooms, bank vaults;</li> <li>• those parts of any basement not used for residential, shopping, office or industrial uses;</li> <li>• toilets and bathrooms, provided that in the case of any hotel, or travellers accommodation the maximum area permitted to be excluded for each unit shall be 3m<sup>2</sup>;</li> <li>• 50% of any pedestrian arcade, or ground floor foyer, which is available for public thoroughfare;</li> <li>• parking areas required by the Plan for, or accessory to, activities in the building.</li> </ul> |
| <b>Ngai Tahu (Kai Tahu)</b> | <p>means the tribal group holding manawhenua in Te Waipounamu, the area from Kahuraki Point on the West Coast and Te Parinui-o-Whiti (Vernon Bluffs) on the east and all places south 'until the land turns white'. These traditional boundaries were confirmed by the Maori Appellate Court ruling (November 1990).</p>   |
| <b>NPS</b>                  | <p>means National Policy Statement.</p> <p>National Policy Statements set out objectives and policies for managing activities under the Resource Management Act. These are national guidelines and are consistently applied by all Councils and relevant authorities.</p>  |
| <b>Noise</b>                | <p>Provisions for Noise are set out in Section 11: Noise.</p> <p>Noise levels shall be measured and assessed in accordance with NZS6801:2008 <i>Acoustics-Measurement of Environmental Sound</i>, and NZS6802:2008 <i>Acoustics-Environmental Noise</i>.</p>   |
| <b>Notional Boundary</b>    | <p>for the purposes of measurement of noise, means a line 20 metres from any residential unit on any neighbouring site, as defined in NZS6802:2008 <i>Acoustics-Environmental Noise</i>.</p>   |

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| <b>Office</b>                      | <p>means any of the following:</p> <ul style="list-style-type: none"> <li>• administrative offices where the administration of an organisation, whether trading or non-trading is conducted;</li> <li>• commercial offices such as banks, insurance agents, typing services, duplicating services and real estate agents, being places where trade (other than that involving the immediate exchange of money for goods or the display or production of goods) is transacted;</li> <li>• professional office such as the offices of accountants, solicitors, architects, surveyors and engineers, where a professional service is available and carried out.</li> </ul> |
| <b><u>Office furniture</u></b>     | <b><u>equipment and systems supplies, businesses primarily selling goods for office-type use or consumption, and includes suppliers of computers, copiers, printers, office furniture and other related equipment.</u></b>  |
| <b>Outdoor Living Space</b>        | <p>means an area of open space required by this Plan to be provided for the exclusive use of the occupants of the residential unit to which the space is allocated, and may include balconies in the Residential A zone.</p> <p>No outdoor living space shall be occupied by any building (other than an outdoor swimming pool, or accessory buildings up to 8m<sup>2</sup>), driveway or parking space.</p>  |
| <b>Outdoor Recreation Activity</b> | means a recreation activity undertaken entirely outdoors with buildings limited to use for public shelter, toilet facilities, information and ticketing.  |
| <b>Outdoor Service Space</b>       | means an area of outdoor service space required by this Plan to be provided for the exclusive use of each household unit to which the space is allocated, for such service facilities as clotheslines, storage of rubbish tins and wood. No outdoor service space shall be occupied by any building (other than a storage area), driveway or parking space.   |
| <b>Outdoor Storage</b>             | means land used for the purpose of storing items, vehicles, equipment, machinery, natural and processed products, outside a fully enclosed building for periods in excess of 4 weeks in any one year.   |
| <b>Papatipu Marae</b>              | means those marae built on traditional Maori lands which later became Crown Grants in the form of Maori Reserves.   |
| <b>Papatuanuku</b>                 | means the Earth Mother.   |
| <b>Parking Space</b>               | means a space on a site available at any time for accommodating one stationary motor vehicle. Such parking space shall not be located on any access or outdoor living space or outdoor service space and shall have vehicular access to a road or service lane.   |
| <b>Partial Demolition</b>          | <p>means to demolish a substantial part of any building or structure. Partial demolition includes façade retention which normally involves the demolition of the rear or a substantial part of a building or structure and the retention of the front or main façade and the construction of a new building or structure behind the preserved façade.</p> <p>(See also definition of <b>Demolition</b>).</p>  |

**Pingao (Pikao)**

means a fibrous plant (*Desmoschoenus spiralis*) used for decorative purposes such as tukutuku panelling, the construction of kete (basket, kit), as well as for other weaving purposes.

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| <b>Place of Assembly</b>                | means land or buildings which are used principally for the public or private assembly of persons for cultural, entertainment, recreation, leisure, education or similar purposes. They include conference centres, seminar rooms, gymnasiums, public halls, theatres and cinemas, display galleries and museums.   |
| <b>Plot Ratio</b>                       | means the total floor area of buildings permitted to be erected on a site. The plot ratio is calculated by dividing the net floor area of all buildings on the site by the net site area. Plot ratio is used in the Residential A Zone.  |
| <b>Pounamu</b>                          | means greenstone, nephrite, New Zealand jade.  |
| <b>Principal Building</b>               | means a building, buildings or part of a building accommodating the activity for which the site is primarily used.   |
| <b>Private Way</b>                      | shall have the same meaning as defined in Section 315 of the Local Government Act 1974.  |
| <b>Prospecting</b>                      | <p>means any activity undertaken for the purpose of identifying land likely to contain exploitable mineral deposits or occurrences; and includes:</p> <ul style="list-style-type: none"> <li>• geological, geochemical, and geophysical surveys; and</li> <li>• the taking of samples; and</li> <li>• aerial surveys.</li> </ul> <p>The taking of samples shall be limited to taking by hand or hand-held methods.</p> |
| <b>Public Area or Public Floor Area</b> | means those parts of a building or outdoor area normally available for use by the general public exclusive of any service or access areas of the building.   |
| <b>Public Safety Hazard</b>             | includes, but is not limited to, any tree that interferes with live power lines, has become unstable due to weather, has become diseased, or has grown into an unstable form.  |
| <b>Radiocommunication Facilities</b>    | means any transmitting/receiving devices such as aerials, dishes, antenna, cables, lines, wires and associated equipment/apparatus, as well as support structures such as towers, masts and poles, and ancillary buildings.  |
| <b>Rahui</b>                            | means restrictions, controls, also a statement that a resource is being actively managed, 'No Trespass' sign, reserve, reservation.  |
| <b>Rangitira (Rakatira)</b>             | means chief.   |
| <b>Rangitiratanga (Rakatiratanga)</b>   | See <b>Tino Rangitiratanga (Tino Rakatirataka)</b> .   |

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| <b>Recession Lines</b>             | <p>means lines constructed from points on or above a boundary surface or a road surface, the angle of inclination of which is measured from the horizontal, at right angles to a site boundary and in towards the site. (See Appendix 4-1 for how to apply recession lines.)</p> <p>No building features shall protrude through or above the building envelope constructed by recession lines except the following:</p> <ul style="list-style-type: none"> <li>• chimneys, ventilation shafts, roof water tanks, lift and stair shafts and spires, poles and masts less 9m above ground level, provided the maximum dimension thereof measured parallel to the boundary under consideration shall not exceed 1.5m, and provided for buildings over three storeys, such features are contained within or are sited directly against the outside structural walls; and</li> <li>• in Residential Zones where a single gable end with a base (excluding eaves) of 7.5m or less faces a boundary and a recession line strikes no lower than half way between the eaves and ridge line, a gable end may penetrate the recession lines.</li> </ul> <p>Where the land immediately adjoining the site boundary forms part of a right-of-way or access strip, the recession lines shall be calculated from the far side of the right-of-way or access strip.</p> |
| <b>Recreation</b>                  | <p>means all activities freely chosen by an individual, which give that person enjoyment, satisfaction and a sense of well-being. Recreation activities can be described as “active”, including group sports or activities of a less formal nature, such as jogging or cycling, community rugby and football teams or “passive”, including activities such as picnicking, nature watching or viewing the landscape.</p>   |
| <b>Recreation Lodge</b>            | <p>means an integrated development of visitor accommodation with all food preparation, dining, recreation and bar facilities being centralised and shared by all visitors.</p>  |
| <b>Recreational Activity</b>       | <p>means the use of land and buildings for the primary purpose of recreation and entertainment by the members of more than one household unit. This does not include commercial recreational activities where a fee is paid to use facilities i.e. a commercial bowling alley but does include community sports facilities where a membership fee may be paid.</p>  |
| <b>Relocatable</b>                 | <p>means not intended for permanent location on any site and readily capable of removal for relocation to another site.</p>   |
| <b>Relocation</b>                  | <p>in relation to a building, means the removal of any building from any site and the permanently fixing down on a new site.</p> <p>In relation to any heritage item (building), relocation means to physically shift the location of the building within a property or to another property and may include raising a building or structure.</p>  |
| <b>Repair (of a historic item)</b> | <p>means the restoration to good or sound condition of any existing building (or any part of an existing building) for the purpose of its maintenance.</p>  |
| <b>Reserve</b>                     | <p>means a reserve in terms of the Reserves Act 1977.</p>   |

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| <b>Residential Unit</b>              | means a single self contained housekeeping unit, whether of one or more persons, that contains one kitchen facility, and includes accessory buildings. If more than one kitchen facility is provided, there shall be deemed to be more than one residential unit.  |
| <b>Residential Activity</b>          | means the use of land and buildings by people for the purpose of permanent living accommodation, including all associated accessory buildings, leisure activities and the keeping of domestic livestock. For the purposes of this definition, residential activity shall include emergency and refuge accommodation, and the use of holiday homes which is not commercial. |
| <b>Retail Activity</b>               | means the use of land or buildings for displaying or offering goods for sale or hire to the public and includes, but is not limited to, food and beverage outlets, small and large scale retail outlets, trade suppliers, yard based suppliers, second hand goods outlets and food courts.   |
| <b>Retail Sales</b>                  | means the direct sale or hire to the public from any site and/or the display or offering for sale or hire to the public on any site of goods, merchandise or equipment. Retail sales includes restaurants, but excludes recreational activities.   |
| <b>Right of Way</b>                  | means an area of land over which there is registered a legal document giving rights to pass over that land to the owners and occupiers of other land.  |
| <b>River</b>                         | A natural stream of water that flows under or over land and empties into a body of water such as a sea or lake. This includes ephemeral rivers.  |
| <b>River Protection Work</b>         | means works, structures and plantings for the protection of property and people from floods; and includes areas of vegetation maintained or planted in the margins of flood fairways, the clearance of vegetation and debris from flood fairways, stopbanks, access tracks, rockwork, anchored trees, wire rope and other similar structures.                              |
| <b>Road</b>                          | means the whole of any land which is vested in the council for the purpose of a road or as defined in Section 315 of the Local Government Act 1974.  |
| <b>Road Boundary (Road Frontage)</b> | means any boundary of a site abutting a legal road (other than an access way or service lane) or contiguous to a boundary of a road designation. <b>Frontage</b> or <b>Road Boundary</b> (Road Frontage) shall have the same meaning as road boundary.   |
| <b>Rohe</b>                          | means boundary, district, as for rohe potae.   |
| <b>Rohe Potae</b>                    | means traditional Tribal boundaries.   |
| <b>Runanga (Runaka)</b>              | means local representative groups holding manawhenua. A Maori equivalent of local government formed to protect and defend the rangatiratanga, the turangawaewae, and the cultural and social values of their members.  |
| <b>Rural Activities</b>              | Means farming activities, intensive farming activities, and forestry activities.   |



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| <b>Rural Service Activities</b> | means any activity that provides a commercial service to a rural activity such as seed cleaning, rural contractors and grain drying.  |
| <b>Sealed</b>                   | means a road, street, vehicle access, parking area, manoeuvring, loading or hard stand area with a constructed pavement to a formed standard and surfaced with a permanent treatment using an impervious layer of either bitumen and chip seal, asphaltic concrete, paving blocks, concrete or similar products.<br>See also the definition for <b>hardsurfacing</b> .  |
| <b>Sensitive Activity</b>       | includes any of the following activities: <ul style="list-style-type: none"> <li>• Residential Activity;</li> <li>• Travellers Accommodation;</li> <li>• Community Facility;</li> <li>• Recreational Facility or Recreational Activity;</li> <li>• Place of Assembly;</li> <li>• Restaurant;</li> <li>• Educational Facility;</li> <li>• Camping Ground Facility;</li> </ul> but excludes Temporary Accommodation.  |
| <b>Service Activity</b>         | means the use of land and buildings for the primary purpose of the transport, storage, maintenance or repair of goods, including panel beating and vehicle spraying. It also provides for service stations.<br>See also the definition of Rural Service Activity for those activities servicing a rural activity.   |
| <b>Service Lane</b>             | means any lane laid out or constructed for the purpose of providing the public with a side or rear access for vehicular traffic to any land or as defined in Section 315 of the Local Government Act 1974.  |
| <b>Service Station</b>          | means any site where the dominant activity is the retail sale of motor vehicle fuels (including petrol, LPG, CNG, diesel, or similar), and may also include any one or more of the following: <ul style="list-style-type: none"> <li>• the sale of kerosene, alcohol based fuels, lubricating oils, tyres, batteries, vehicle spare parts and other accessories normally associated with motor vehicles;</li> <li>• mechanical repair and servicing of motor vehicles (includes motor cycles, caravans, boat motors, trailers);</li> <li>• warrant of fitness testing;</li> <li>• the sale of other merchandise where this is an ancillary activity to the sale of motor fuel and vehicle accessories;</li> <li>• truck stops;</li> <li>• car wash facilities.</li> </ul> |

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| <b>Setback (or Building Setback)</b> | <p>means the distance between the façade of a building and the boundary of its site.</p> <p>Where any building is required to be setback from any site boundary, no part of that building, unless specifically permitted by the Rules in the Plan, shall be closer to the site boundary than the minimum distance specified. Where any road widening is required by this Plan, the setback shall be calculated from the proposed final site boundary.</p>  |
| <b>Shelterbelt</b>                   | <p>means trees or vegetation planted primarily to provide shelter for stock or for other agriculture or horticulture purposes up to a maximum width of 15m but excluding amenity tree planting, horticulture and forestry activities.</p>  |
| <b>Sign / Signage</b>                | <p>means any sign or device of whatever nature for the purpose of specific identification of any site or building, for providing directions or information, or for promoting any goods, services or forthcoming events, and which is visible from any public place or thoroughfare. Such sign may consist of a specially constructed device, structure, erection or apparatus, or may be painted, written, printed, carved, embossed, inscribed, projected onto, placed or otherwise fixed to or upon any site, wall, hoarding, pole, fence, rock, stone, tree, stationary vehicle or structure or erection of any kind whatsoever.</p> <p>For the purpose of the Signage rules, the definition of sign excludes any advertising device situated internally within a building or within the window of a premise.</p> |

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| <b>Site</b>          | <p>means an area of land or volume of space shown on a plan with defined boundaries, whether legally or otherwise defined boundaries, and includes:</p> <ul style="list-style-type: none"> <li>• comprised in a single allotment or other legally defined parcel of land, and held in a single title (computer register); or</li> <li>• comprised in a single allotment or legally defined parcel of land, for which a separate title (computer register) could be issued without further consent of the Council; being in any case the smaller land area of the two.</li> </ul> <p>or</p> <p>An area of land which is comprised of two or more adjoining allotments or other legally defined parcels of land, held together in one title (computer register) in such a way that the lots cannot be dealt with separately without prior consent of the Council;</p> <p>or</p> <p>An area of land which is comprised in two or more adjoining titles (computer registers) where such titles are:</p> <ul style="list-style-type: none"> <li>• subject to a condition imposed under Section 37 of the Building Act or Section 643 of the Local Government Act 1974; or</li> <li>• held together in such a way that they cannot be dealt with separately without the prior consent of the Council.</li> </ul> <p>except that:</p> <p>In the case of land subdivided under the cross lease or company lease systems (other than strata titles), site shall mean an area of land containing:</p> <ul style="list-style-type: none"> <li>• a building or buildings for residential or business purposes with any accessory building(s), plus any land exclusively restricted to the users of that/those building(s); or</li> <li>• a remaining share or shares in the fee simple creating a vacant part(s) of the whole for future cross lease or company lease purposes; and</li> </ul> <p>In the case of land subdivided under the Unit Titles Act 1972 (other than strata titles), site shall mean an area of land containing a principal unit or proposed unit on a unit plan together with its accessory units; and</p> <p>In the case of strata titles, site shall mean the underlying certificate of title of the entire land containing the strata titles, immediately prior to subdivision.</p> |
| <b>Site Boundary</b> | shall have the same meaning as <b>Boundary</b> .   |
| <b>Site Coverage</b> | see <b>Building Coverage</b> (or Site Coverage) above.   |

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| <b>Site Standards</b>                 | are specified in relation to matters which tend to impact on the use of the particular site and adjacent areas. The Site Standards are considered important in achieving a satisfactory environmental standard in the immediate vicinity of an activity. While these standards are important, they are not fundamental to the integrity of an area and so are set in a way that if development does not comply with these standards the Council will consider the matter of non-compliance by way of resource consent. This enables the Council to consider the implications of non-compliance on the use and enjoyment of the site being developed and on the surrounding environment. |
| <b>Sleepout</b>                       | means an accessory building used primarily for sleeping purposes for occupants of the residential site. Sleepouts shall not be self contained or include kitchen facilities and shall be limited to a maximum of 40m <sup>2</sup> GFA. Sleepouts may not be rented out or used separately from the main residential unit on the site.   |
| <b>Stopbank</b>                       | means a structure or device for containing or diverting river flows to protect property, people or assets.<br>(See Appendix 3-1 for how to establish the centreline of a stopbank.)   |
| <b>Stream</b>                         | A naturally occurring narrow and shallow river. This includes ephemeral streams.  |
| <b>Special Event</b>                  | means an irregular event, of a short term or temporary nature, which could involve large groups of people or is of such a character that the normal requirements relating to matters such as noise, parking and the like cannot be complied with and includes entertainment, cultural events, sporting events, public meetings, galas, and market days.   |
| <b>Surroundings</b>                   | in relation to a heritage item, means an area of land (including land covered by water) surrounding a place, site or area of heritage significance which is essential for retaining and interpreting its heritage significance. It can apply either to land which is integral to the heritage significance of items or an area which includes buildings, sites, trees, and place/area of significance to Maori. The term surroundings is adopted to include curtilage and setting.  |
| <b>Tangata Whenua (Takata Whenua)</b> | means 'people of the land', the people who hold the turangawaewae and the manawhenua in an area, according to Tribal and hapu custom.   |
| <b>Taonga (Taoka)</b>                 | means treasured possessions, includes both tangible and intangible treasures, for example, the Maori language.  |
| <b>Tapu</b>                           | means sacred, spiritual protection or restriction, best described by the context in which it is used.   |
| <b>Tauranga Waka</b>                  | means canoe landing sites.  |
| <b>Tavern</b>                         | means a commercial activity which consists of the sale of liquor and other refreshments to the general public for consumption on the premises. A tavern may include a restaurant, but excludes visitor accommodation.   |

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| <b>Telecommunication Facility</b>              | means any telecommunication line, telephone exchange, telephone booth, telephone cabinet or pay phone, or any other structure, facility or apparatus intended for the purpose of effecting telecommunication.   |
| <b>Telecommunication Line</b>                  | means a wire or wires or a conductor of any other kind (including a fibre optic cable) used or intended to be used for telecommunication and includes any insulator, casing, minor fixture, tunnel, or other equipment of material used or intended to be used for enclosing, surrounding or protecting any such wire or conductor; and also includes any part of a line.   |
| <b>Temporary Military Training Activity</b>    | means an activity undertaken temporarily for Defence purposes.<br>Defence purposes are those in accordance with the Defence Act 1990. The Defence Act also enables access to Defence Areas, which includes areas utilised for temporary military training activities, to be restricted.   |
| <b>Te Tiriti o Waitangi</b>                    | means the Treaty of Waitangi, often used to mean specifically the Maori version which Ngai Tahu and most other Chiefs signed.   |
| <b>Te Waipounamu</b>                           | means the South Island, usually said to mean literally “The Greenstone Waters”. The traditional southern form is Te Waahi Pounamu, or “The Place of Greenstone”. This in fact is a specific smaller area still known to traditional Kai Tahu people, but the term is generally understood now to refer to the whole of the South Island. Because of the Kai Tahu dialectical glottal stop the “h” disappeared from written forms, “wa’i”, and the original word “waahi” (place) has been re-interpreted by other Maori of northern tribes as “wai” (water). Those overlaid “traditional explanations” appeared in print in Pakeha books, have been repeated by authoritative Maori, and many Ngai Tahu now believe those versions instead of their own. |
| <b>Tikanga Maori (Tikaka Maori)</b>            | means Maori traditions, customs, lore or law, the correct Maori way.  |
| <b>Ti-kouka</b>                                | means Cabbage Tree ( <i>Cordyline australis</i> ). Highly valued for its natural carbohydrates, yielding fructose and other sugars when cooked.   |
| <b>Tino Rangitiratanga (Tino Rakatirataka)</b> | means full chieftanship and authority, including the right to permit or deny others, inherent sovereignty.  |
| <b>Tipuna</b>                                  | means ancestors, also tupuna.   |
| <b>Tohunga</b>                                 | means spiritual leaders, experts in various disciplines.  |
| <b>Trade Supplier</b>                          | <p><b><u>Business engaged in sales to businesses, may include sales to general public, but wholly consists of sales in one or more of the following categories:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Automotive and marine supplies;</u></b></li> <li>• <b><u>Building supplies;</u></b></li> <li>• <b><u>Garden and landscaping supplies;</u></b></li> <li>• <b><u>Farming and agricultural supplies;</u></b></li> <li>• <b><u>Hire services;</u></b></li> <li>• <b><u>Office furniture, equipment and systems supplies.</u></b></li> </ul>  |

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| <b>Tuna</b>                       | means eels. It is important to note that Ngai Tahu have over 30 names for eels. These refer to different species, and also to different seasonal age-classes and varieties within those species.  |
| <b>Turangawaewae</b>              | means a person's right to stand on a particular piece of land or in a certain place and to speak and be heard on matters affecting them and their relationships to that land and its resources.   |
| <b>Urupa</b>                      | means places where Maori bury their dead, often enclosed.   |
| <b><u>Yard Based Activity</u></b> | <b><u>Retail activity with the primary function of the supply of goods from a yard area and includes building supplies (DIY or Trade), garden centres, automotive and marine yards, farming and agricultural supplies and heavy machinery or plant. More than 50% of the area devoted to sales or display must be located in covered or uncovered external yard as distinct from within a secure and weatherproofed building.</u></b> |

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| <b>Utility</b>                    | <p>means facilities, structures and works necessary for, incidental to, and associated with, providing the following:</p> <ul style="list-style-type: none"> <li>• the generation and transmission of energy;</li> <li>• transportation networks and navigational aids;</li> <li>• the storage, treatment and conveyance of water, stormwater and sewage;</li> <li>• the disposal of waste;</li> <li>• radiocommunications and telecommunications;</li> <li>• the protection of the community from natural hazards;</li> <li>• monitoring and observation of weather;</li> <li>• undertaking a project or work described as a “network utility operation” by regulations made under the Resource Management Act.</li> </ul> |
| <b>Vegetation Clearance</b>       | <p>means the felling, clearing or modification of trees or any vegetation by cutting, crushing, cultivation, spraying or burning.</p> <p><b>Clearance of Vegetation</b> shall have the same meaning.</p>  |
| <b>Vehicle Crossing</b>           | <p>means the formed and constructed vehicle entry/exit from the carriageway of any road up to and including that portion of the road boundary of any site across which vehicle entry or exit is obtained to and from the site, and includes any culvert, bridge or kerbing.</p>   |
| <b>Vehicle Trip</b>               | <p>means a single vehicle movement to or from a particular site by a person or persons in a motor vehicle.</p>  |
| <b>Visitor Accommodation</b>      | <p>means the use of land and buildings for short-term, commercial, living accommodation where the length of stay for any one visitor is not greater than 4 months at any one time. Visitor accommodation may include some self-contained or centralised services or facilities, such as food preparation, dining and sanitary facilities, conference, recreation and bar facilities, and associated parking areas for the use of those staying on the site.</p>   |
| <b>Waahi Taonga (Waahi Taoka)</b> | <p>means places (waahi) of special value.</p>   |
| <b>Waahi Tapu</b>                 | <p>means places of sacred and extreme importance.</p>   |
| <b>Wastes</b>                     | <p>means any materials, including waste containers and their contents (whether solid or liquid), which have been discarded or rejected as being spent, useless, worthless or in excess. They include waste materials from any industrial, commercial, institutional or trade source, and waste materials removed or collected for disposal from any residential or rural property. Solid Wastes include liquid wastes only to the extent that they are present in containers.</p>   |

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| <b>Wastewater System</b>         | means those components of the network between the point of discharge from a customer to the discharge of treated effluent into the natural environment. This includes but is not limited to: trunk main, rising mains, mains, manholes, terminal maintenance shafts, property laterals (on road reserve irrespective of point of discharge), pump stations, pumps, valves, meters, treatment plants, canal, wetlands, lagoons, infiltration basins, and irrigated land.  |
| <b>Waste Management Facility</b> | means any landfill, resource recovery park, transfer station, recyclables drop-off site or other land or facility operated by or for the Council for the disposal or temporary storage of refuse or any specified recyclable.  |
| <b>Waterbody or Water Bodies</b> | means any fresh water in a river, lake, stream, pond or wetland, or any part thereof (including ephemeral and modified), but excludes an artificial watercourse or waterbody.  |
| <b>Water Supply</b>              | means those components of the network between the point of abstraction from the natural environment and the point of supply. This includes but is not limited to: wells, infiltration galleries, intake structures, open raw water storage ponds/lakes, falling mains, treatment plants, treated water reservoirs, trunk mains, service mains, rider mains, pump stations, pumps, valves, hydrants, scour lines, service pipes, boundary assemblies, meters, backflow prevention devices and tobies.   |
| <b>Wetland</b>                   | means <ul style="list-style-type: none"> <li>a) wetlands which are part of river, stream and lake beds;</li> <li>b) natural ponds, swamps, marshes, fens, bogs, seeps, brackish areas, mountain wetlands, and other naturally wet areas that support an indigenous ecosystem of plants and animals specifically adapted to living in wet conditions, and provide a habitat for wildlife; coastal wetlands above mean high water springs; but excludes:               <ul style="list-style-type: none"> <li>i. wet pasture or where water temporarily ponds after rain;</li> <li>ii. artificial wetlands used for wastewater or stormwater treatment except where they are noted for high ecological values;</li> <li>iii. artificial farm dams, drainage canals<sup>7</sup> and detention dams;</li> <li>iv. reservoirs for fire fighting, domestic or community water supply.</li> </ul> </li> </ul> |
| <b>Whakapapa</b>                 | means genealogy, genealogical relationship.  |
| <b>Whakatauki (Whakatauaki)</b>  | means proverbial saying.   |
| <b>Whanau</b>                    | means family groups.   |
| <b>Whanaungatanga</b>            | means the relationship which binds people together through their common genealogy; unity of purpose and mutual support.  |
| <b>Whenua</b>                    | means land, also the placenta.   |



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| <b>Workers Accommodation</b> | means a residential unit for the use of farm workers or family members, additional to the first residential unit on a site, provided they are to be constructed on a farming unit to provide accommodation for persons employed on that farm and that no further subdivision is involved. Workers accommodation shall be legally encumbered to ensure that they are not separately subdivided from the main farming unit.   |
| <b>Zone Standards</b>        | are standards which are fundamental to the environmental standard or character which is sought to be attained for a zone or area. These standards often relate to matters which can have widespread or cumulative effects on the wider zone or area, such as noise and traffic generation. Because of their importance, all activities which fail to meet these standards are non-complying activities which face a rigorous test if they are to obtain resource consent. |

## 17.2 Noise Definitions

Commonly used noise measurement parameters and other useful noise definitions are provided below:

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| <b>dB</b>                 | decibels are a logarithmic unit used to measured sound pressure. A doubling of sound pressure results in a 3dB increase in sound level.  |
| <b>L<sub>dn</sub></b>     | is a “day-night” noise level. This is an L <sub>eq</sub> measured over a 24hr period, where night-time noise levels are penalised by 10 dB to account for additional annoyance during sleeping hours.  |
| <b>L<sub>Aeq(t)</sub></b> | is the time-averaged, A-weighted sound pressure level during the sample period and effectively represents an average value. The suffix “t” represents the time period to which the noise level relates, and should be stated in all cases. A 15 minute measurement previously denoted as “55 dBA L <sub>eq</sub> ” is now stated as “55 dB L <sub>Aeq(15min)</sub> ”.      |
| <b>L<sub>AFmax</sub></b>  | is the maximum A-weighted sound level measured using fast response (hence F), during a chosen sample period. It is also used to describe intrusive sound. Previously denoted L <sub>max</sub> .  |
| <b>L<sub>AFmin</sub></b>  | is the minimum A-weighted sound level measured using fast response (hence F), during a chosen sample period.   |
| <b>L<sub>A10</sub></b>    | is the A-weighted sound level that is exceeded for 10% of the sample period. Previously denoted as L <sub>10</sub> , this parameter has been used for many years to describe intrusive sound. In the latest version of New Zealand standards, it has been replaced by L <sub>Aeq(t)</sub> , which is numerically very similar.   |
| <b>L<sub>90(t)</sub></b>  | is the sound level that is exceeded for 90% of a chosen sample period, and is used to quantify background noise. Generally A-weighted (and denoted L <sub>A90(t)</sub> ), with the suffix “t” denoting the measurement time, which should be stated, L <sub>90</sub> has replaced the previous L <sub>95</sub> to bring New Zealand into line with International practice. |

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| <b>L<sub>AE</sub></b> | is the A-weighted Sound Exposure Level, previously known as SEL. This is a notional parameter and is the sound level, that if maintained for a constant 1 second, contains the same energy as the varying noise level. |
| <b>A-weighting</b>    | is the process by which noise levels are corrected to account for the non-linear frequency response of the human ear.  |

All noise levels are quoted relative to a sound pressure of  $2 \times 10^{-5}$  Pa.

- NZS6801**      New Zealand Standard NZS 6801:2008 *Acoustics—Measurement of Environmental Sound*
- NZS6802**      New Zealand Standard NZS 6802:2008 *Acoustics—Environmental Noise*
- NZS6808**      New Zealand Standard NZS 6808:2010 *Acoustics - The Assessment and Measurement of Sound from Wind Turbine Generators*