

## 17 DEFINITIONS

**Access Strip:** As defined in the Resource Management Act 1991. (For explanatory purposes an access strip is similar to a walkway; negotiated between a land owner and the Council which gives rights of public access along a water-body although restrictions on public use are built in and ownership remains with the land owner; compensation (e.g.: fencing) can be paid; the strip is surveyed, recorded on the title, does not move with changes in the water-body and is an easement in favour of the Council).

**Accessory Building:** A building or structure which is incidental to any permitted activity on the site.

**Accessory Flat:** A self-contained dwelling (attached or detached) with a gross floor area of not more than 75m<sup>2</sup>.

**Accessway:** As defined in Section 315 of the Local Government Act 1974.

### **Airport Protection Area:**

#### Width & Orientation Strips:

The ultimate main E/W strip is 150 metres wide (international) and 110 metres (domestic). For immediate purposes, the E/W strip is 90 metres. The aerodrome also has a subsidiary strip having a width of 90 metres and sited generally NW/SE.

#### Takeoff/Approach Slopes:

Each takeoff slope rises at a gradient of 1:50 from its origin at the strip end, and has sides which diverge outwards at the rate of 15% from the end corners of each strip. (In the case of both strips, the ultimate width of 150 metres is the origin of the takeoff/approach path). Each such takeoff/approach slope rises at a gradient of 1:50 for a horizontal distance of 2250 metres at which elevation it intersects the level flight zone at a height of 45 metres. Each such takeoff/approach slope is symmetrically disposed about the extended centre line of each strip.

#### Transitional Slopes:

These extend upwards and outwards from the sides of each strip, and from the sides of each approach slope, (where these are below the level of the horizontal surface) at gradient 1:7 to intercept the horizontal surface at a level of 45 metres above the aerodrome.

**Horizontal Surface:**

The horizontal surface extends from the intersection of the centre lines of the strips to a radius of about 4.83km at a level of 45 metres above the level of the aerodrome. The horizontal surface is otherwise referred to in the specification as the “level flight zone”.

**Antenna:** Means any telecommunication apparatus used for transmission or reception including the antenna dish mounting but not any supporting mast or similar structure.

**Archaeological Features:** Any feature that is of interest to those in the archaeology field and for archaeological reasons is significant (i.e. by the Council or the Historic Places Trust) and listed in the schedule of heritage resources in the Plan.

**Bodies of surface water:** Include rivers, lakes, streams, wetlands and the coastal marine area.

**Boundary Adjustment:** A subdivision intended to adjust the boundaries of certificates of title to a minor extent; which does not create additional allotments; and which leaves all allotments and activities complying with the relevant performance conditions of the Plan.

**Building:** Any temporary or permanent movable or immovable structure intended for occupation by people, animals or machinery but does not include:

- any fence which has a height of 2 metres or less; or
- any structure which has a height of less than 1.2 metres above ground and a horizontal area of less than 5 square metres; or
- any vehicle, trailer, tent, caravan or boat; or
- any swimming pool or tank which has a height of less than 1 metre above ground; or
- any part of a deck, terrace, balcony or patio which has a height less than 1 metre above ground.
- telecommunication and radio communication lines, masts and antennas.

**Coastal Management Area:** Any area measured in a horizontal plane in a landward direction 60 metres from MHWS mark.

**Commercial:** An area identified on the urban planning maps in which trade is undertaken and services are provided.

**Community Amenity Facilities:** Any land or structures used to enhance the amenity of public areas, and includes gardens and landscape areas, conveniences, and seating.

**Community Activity:** Means the use of any land or premises for any activity or service which has an individual or community health, welfare, care, safety, educational, recreational, cultural, ceremonial, spiritual, art or craft purpose.

**Community Facility:** Means any land, building or premises which provides any community activity; and includes educational facilities, places of worship, libraries, hospitals, retirement homes and rest homes, community halls, kohanga reo, and childcare centres, but excludes entertainment facilities.

**Contaminated Site:** Means a site at which hazardous substances have been released into the environment, usually over a period of time, such that the concentrations of these substances are above the usual background levels for these substances or contaminants in the environment; and where assessment indicates that the site poses an immediate or long term hazard to human health or the environment.

**Craft and Cottage Industries:** The production of handcrafts which do not require the use of heavy machinery and plant.

**Development:** Carrying out any work on any land including the construction, alteration, or demolition of any building or any excavation of land or any deposit of materials on land.

**Dwelling:** A detached self-contained residential structure designed primarily to accommodate one household. Self-contained means one kitchen only, and not less than one bathroom/toilet facility.

**Dwelling Unit:** One of two or more self-contained residential structures designed to accommodate one household and comprised in a multi-unit development. Self contained means one kitchen only, and not less than one bathroom/toilet facility.

**Earthworks:** The removal, relocation or deposition of earth.

**Educational Facility:** Any land or buildings used for education purposes; and includes any pre-school, primary, secondary or tertiary school.

**Entertainment:** Any land or buildings used for the purpose of entertainment, or social or cultural enjoyment; and includes any cinema, theatre, or electronic games facility.

**Environment:** As defined in the Resource Management Act 1991.

**Esplanade Land:** Any area adjacent to and along a water way which may be subject to

for example an esplanade reserve, or esplanade strip on subdivision.

**Esplanade Reserve:** As defined in the Resource Management Act 1991.

(For explanatory purposes an esplanade reserve is surveyed, of fixed area (does not move with the water-body) and is vested in Council.)

**Esplanade Strip:** As defined in the Resource Management Act 1991.

(For explanatory purposes an esplanade strip remains with the land owner; restrictions can be put on the certificate of title (e.g., public use of the land at lambing time); the strip can move with changes in the water-body; not required to be surveyed although the water-bodies need to be identified on the survey plan.

**Essential Facility:** Any building or structure essential in a natural hazard emergency including: buildings which have emergency services (including hospitals, fire stations, ambulance centres and police stations); and the provision of critical utilities (including water, power and sewerage).

**External Modification: Alteration or Addition:** Does not include painting or minor repair work.

**Financial Contributions:** As defined in the Resource Management Act 1991.

**Forestry:** Includes plantation forests and woodlots.

**Ground Level:** The natural level of the ground; or the finished level of the ground when all engineering and development work that are required by resource consent conditions in the course of any subdivision or development has been completed.

**Hazardous Substances:** Any substance which may impair human, plant, or animal health or may adversely affect the health or safety of any person or the environment, and whether or not contained in or forming part of any other substance or thing.

**Healthcare Facilities:** Premises used:

- by one or more health care providers for the purposes of carrying on his/her profession; or
- as a medical laboratory
- but does not include a healthcare institution in which there is on-site resident healthcare staff and overnight accommodation of patients, nor does it include a veterinary clinic.

**Height:** In relation to a building, the vertical distance between the highest part of the building (apart from any exemptions mentioned elsewhere in the plan) and the ground

level directly under that part of the building.

**Height Plane:** The space within which any permitted building must be contained and is defined by a recession plane measured along the boundary of the site commencing at 2.5 metres above the existing ground level and inclined at an angle of 45° (an angle of one horizontal to one vertical).

**Heritage Resources:** Any building, object, site, artefact, archaeological feature, notable trees, place or area of historic or cultural significance, listed in the schedule of heritage resources in the Plan. Including those features of significance to tangata whenua.

**Household:** A housekeeping unit whether of one or more persons which occupies a dwelling or dwelling unit.

**Indigenous Vegetation:** Means any species or genetic variants of plants found naturally in New Zealand:

- (i) with an average canopy height of 5 metres or more; or
- (ii) of 3 metres or more in average canopy height which contains any of the following plant species:

Dacrydium cupressinum - rimu  
Metrosideros robusta - northern rata  
Metrosideros umbellata - southern rata  
Nothofagus species - beech trees  
Mountain beech  
Red beech  
Hard beech  
Silver beech  
Eleocarpus dentatus - hinau  
Eleocarpus hookerianus - pokaka  
Dacrycarpus dacrydioides - kahikatea  
Prumnopitys taxifolia - matai  
Prumnopitys ferruginea - miro  
Laurelia novaezelandiae - pukatea  
Knightia excelsa - rewarewa  
Belisshmedia tawa - tawa  
Podocarpus totara - totara  
Podocarpus hillii - Hall's totara  
Streblus banksii - large leafed milk tree  
Corynocarpus laevigatus - karaka  
Myoporum laetum - ngaio  
Nestegis cunninghamii - white maire  
Nestegis montana - black maire

Hedycarya arborea - pigeonwood

Alectryon exelsus - titoki

Weinmania racemosa - kamahi

(iii) of any height inhabiting freshwater or estuarine wetland.

**Industry:** A building or part of a building or land used for the manufacture, fabrication, packaging, processing or storage of goods, materials or products, and the servicing and repair of goods and vehicles whether by machinery or hand, and the wholesale or retail sale of goods manufactured on site.

**Intensive Farming Activities:** Where the predominant productive processes are carried out within buildings; or closely fenced outdoor runs where the stocking density precludes the maintenance of pasture or ground cover and includes intensive pig farming, poultry farms, mushroom farms, feedlots and stock yards but excludes horticulture undertaken in greenhouses, and dairy sheds.

**Lot:** A parcel of land described on a plan deposited in the Land Transfer Office at Wellington or such other plan as the District Land Registrar may accept for the purposes of -

- the issue of a Separate Certificate of Title for the area concerned; or
- creation of a unit or stratum estate under the Unit Titles Act 1972; or
- creation of a cross lease title or leasehold title; or
- company lease.

**Manufacturing:** Any activity which involves the packaging, processing, assembly, storage, repair, or manufacture of goods or materials for sale or gain or service; but excludes any activity which involves the use of machinery or any process which gives rise to noxious or offensive smells or noise or electrical interference which adversely affects adjoining activities; and includes the wholesale and retail sale of goods manufactured on the site.

**Marae and Marae-Based Facilities and Activities:** This includes:

- wharehui and halls, hui, meetings and social gatherings
- accommodation, kitchen, dining, and ablution facilities associated with any marae
- churches and church activities
- kaumatua flats or elderly persons' housing or papakainga housing for people associated with the marae
- education and training facilities and activities
- childcare and kohanga reo facilities and activities

- medical health services
- burial services

**Mast:** Any mast, pole, tower or similar structure designed to carry antennas to facilitate telecommunications, radiocommunications or meteorological activities.

**Mean High Water Springs (MHWS):** The average of each pair of successive high waters during that period of about 24 hours in each semi-lunation (approximately every 14 days), when the range of tides is the greatest (approximately high tide line).

**Meteorological Activities:** The establishment and operation of facilities and installations or equipment to measure, collect and distribute meteorological information. This includes telecommunications, radio and satellite links.

**Multi-unit Residential Development:** Two or more dwellings or dwelling units on one lot including apartment houses and blocks of flats but does not include the following:

- Dwellings on Maori Freehold Land and General Land owned by Maori, provided they are located in accordance with an Occupation Order made by the Maori Land Court under Part XV of the Maori Land Act 1993;
- Dwellings on Maori Freehold Land provided each dwelling is located on a site partitioned by the Maori Land court as a site for dwelling in accordance with section 296 of the Maori Land Act 1993.

**Natural Hazard:** As defined in the Resource Management Act 1991.

**Natural Hazard Area:** An area of land identified in which the risk of a natural hazard event is significant.

**Network Utility Operation:** Has the same meaning as set out in Section 166 of the Resource Management Act 1991 and for the purpose of this plan also includes lighthouses, navigation and survey aids and beacons and meteorological installations.

**Non Commercial Recreational Activities:** Recreational activities which are not carried out on a regular or fee paying basis.

**Notable Trees:** Any tree of significance for its historic, cultural, botanical, amenity or other reason included in the schedule of notable trees in the Plan.

**Notional Boundary:** A line 20 metres from the facade of any dwelling, or the legal boundary if this is closer to the dwelling.

**Papakāinga housing:** A dwelling or a group of dwellings on land owned by Maori.



**Primary Production Activities:** The use of land and accessory buildings (e.g.: greenhouses) for the raising and breeding of animals or vegetative matter including horticulture, viticulture, forestry, agriculture, floriculture, racing stables and outdoor (extensive) pig farming, but excludes top soil stripping, intensive farming activities and mineral extraction and processing.

**Radiocommunications:** Any transmission, emission, or reception of signs, signals, writing, images, sounds, or intelligence of any nature by radio waves.

**Recreation Activity:** Any activity where there is the passive or active pursuit of leisure, which can be competitive or non-competitive, casual or organised but does not include buildings or structures.

**Recreation Facility:** Any reserves, buildings or structures (temporary or permanent), required to enable active or passive recreation; and includes gymnasiums, grandstands, stadiums, clubrooms, viewing platforms, night lighting, sealed courts.

**Relocated Building and Reconstructed Building:** Any second-hand building which is transported in whole or in parts and relocated from its original site to a new site; but excludes any pre-fabricated building which is delivered dismantled to a site for erection on that site.

**Replacement:** Replacement, in the context of existing utility structures, refers to replacing existing utility structures with those of the same or similar size, character and scale.

**Residential Activities and Facilities:** All activities normally carried out in a place of residence used by persons living alone or in family and/or non-family groups whether any person is subject to care, supervision or not. Includes the buildings and areas accommodating such activities including dwellings; papakainga housing; but excludes multi unit residential activities in the urban area. Includes residential businesses but excludes home hosting, board and lodging, hotels and motels or similar traveller's accommodation for more than five people in addition to the occupier's family.

**Residential Business:** An occupation, craft or profession undertaken within premises that are primarily used for residential activities.

**Residential Institutions:** Includes hospital, convalescent home or boarding school providing board and lodging.

**Residential Property:** Any site containing a residential activity.

**Retail:** The use of land or premises for the retail or wholesale sale or hire of goods to the public, and includes any licensed premises under the Liquor Licensing Act, cafe, restaurant, takeaway food outlet, and other eating establishments.

**Retail Policy Area:** An area defined on the urban maps to the Plan within the urban commercial zone, where retail activities are located.

**Rivers and Lakes:** As defined in the Resource Management Act 1991.

**Road:** As defined in the Resource Management Act 1991. In addition roads shall include bridges including footbridges.

**Rural Cultural and Recreational Facilities:** Includes facilities for indoor and outdoor sport and recreation, golf courses, agricultural showgrounds, and any community amenity facilities.

**Sale of Produce:** An outlet for the sale of produce, handcrafts and art works which are produced on the site and including the activities of food preparation and sale.

**Setback:** Means the shortest distance between a structure or specified activity and the boundary of its site, or other specified feature measured generally on the horizontal plane.

**Site:** An area of land comprised wholly of one certificate of title; or the area of land contained within an allotment on a plan of subdivision; or the area of land which is intended for the exclusive occupation by one residential unit.

**Structures:** As defined in the Resource Management Act 1991.

**Special Public Purpose:** Includes reserves, public monuments, public toilets and public seating areas.

**Telecommunications:** The conveyance from one device to another of any sign, signal, impulse, writing, image, sound, instruction, information, or intelligence of any nature including broadcasting, whether for the information of any person using the device or not and includes radiocommunication.

**Temporary activity:** Any use of land or structure of short-term duration, for construction purposes, sporting events, public meetings, galas, market days, temporary recreational and festive events, demolition of buildings or structures, temporary storage of goods or materials, temporary military training activities undertaken for defence

purposes in accordance with the Defence Act 1990.

**Temporary Military Training:** Means a temporary military training activity undertaken for Defence Purposes. 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.

**Threshold Hazard Factor:** The risk and magnitude of fire, explosion or adverse effects for human or environmental health or the combination of these adverse effects; and is estimated having regard to:

- the intrinsic properties of any hazardous substance (e.g.: its flammability, explosiveness or toxicity); and
- the proposed methods of storage and handling of any hazardous substances on any individual site; and
- the volume and form in which any hazardous substance is proposed to be stored or used on any site; and
- the nature of the environment immediately surrounding the site and its sensitivity to hazardous substances.

**Upgrading:** Upgrading in the context of existing utility structures refers only to works using existing support structures.

**Utility Structure:** A structure associated with a network utility operation and includes: any aerials/antennas; masts; towers; poles; telecommunication lines as defined under Section 2(1A) of the Telecommunication Act 1987 (eg. lines for telecommunication, transmission or distribution); transformers; substations; equipment buildings; telephone exchanges; compressor stations; pumping stations; water and irrigation races, drains and channels; pipes (including for conveyance or drainage of water or sewage and natural gas); navigational aids; lighthouses and beacons; meteorological installations; telephone booths; radio communications facilities and similar structures whether for private or public purposes.

**Vehicle Crossing:** The formed and properly constructed vehicle entry/exit point from the carriageway of any road and includes any culvert or kerbing.

**Visitor Accommodation:** The use of land or buildings for short-term living accommodation, and which may include some ancillary services and facilities such as dining hall, restaurant, conference and meeting rooms and recreational facilities for the use of guests and visitors and which is or could be licensed to serve and supply liquor for consumption on the premises.

**Waahi Tapu or Waahi Tapu Areas:** Sacred site, place or object (including urupa - burial

ground), and any associated area defined as significant (i.e. by tangata whenua, the Historic Places Trust or the Council).

**Water Margins:** A strip of land adjacent to any waterway.

**Yard:** A part of a lot which is to be unoccupied and unobstructed by buildings from the ground upwards except as provided in this Plan.