

## 2 INFORMATION AND INTERPRETATION

### 2.1 INFORMATION REQUIREMENTS FOR RESOURCE CONSENTS AND DESIGNATIONS

#### 2.1.1 GENERAL GUIDE

If you are considering a development in the District you may need a resource consent. To find this out, follow the steps below. If you have any difficulties then ring the Planning staff at Council: they are there to assist you.

1. See which zone the site is in. Each zone has its own rules.
2. See what other rules may apply. There are a number of District-Wide rules that will also apply in the particular zone, e.g.
  - Tangata Whenua Rules..... Refer Part 3.6
  - Heritage Rules..... Refer Part 3.7
  - Transport Rules..... Refer Part 8
  - Subdivision and Development Rules..... Refer Part 9
  - Utilities Rules..... Refer Part 10
  - Sign Rules ..... Refer Part 11
  - Relocated Buildings and Temporary Buildings and Activities ..... Refer Part 12
  - Hazardous Substances..... Refer Part 13
3. See if the property is affected by one or more of the following:
  - a designation ..... Appendix A
  - a protected feature(s) ..... Appendix B
  - an area of significant natural conservation value ..... Appendix C
  - located in an area of outstanding landscape view ..... Planning Maps
  - natural hazards ..... Planning Maps
  - land subject to esplanade provisions ..... Planning Maps 45-48

**and** by checking the Planning Maps.
4. Check the definitions, Part 2, Section 2.2
5. See what consents may be required:
  - Refer Category of Activities at the start of each rule.
  - Refer to the performance standards

The steps for determining compliance are set out as part of each Rule.

**If you need a resource consent refer to Part 14: Assessment Matters for guidance.**

**A draft resource consent application should be discussed with Council staff before it is formally lodged so that any problems or information requirements can be resolved, and to avoid delays through requests for additional information.**

6. See if consents are required from the Hawke's Bay Regional Council on, for example, the following matters:

- discharges of contaminants to land or water (e.g. effluent)
- taking of water (e.g. from water courses or underground wells)
- discharge of spray drift or strongly odorous substances
- disturbance of the beds of rivers (i.e. gravel extraction)

**Consultation**

An applicant may need to undertake consultation with parties affected by the proposal. The process of consultation allows people to understand the proposal and can reduce time delays and costs of resource consents. Staff can help to identify parties you should be consulting.

Special consultation procedures may apply to activities that affect sites or values of significance to the Tangata Whenua.

**Information to be Submitted with an Application for a Resource Consent**

The applicant must provide adequate information to enable the effects of the activity to be assessed in accordance with the Act or any assessment matters set out in the District Plan. The amount of detailed information you need to provide depends on the type of resource consent.

Where the Council considers insufficient information has been supplied further information will be requested under Section 92 of the Act and the application or plan change will not be processed until the information is supplied.

Applications should be in the same or similar format as Form 5 of the Resource Management (Forms) Regulations 1991. Copies are available from the Council.

**2.1.2 LAND USE CONSENTS**

**The following information shall be submitted with any application for a resource consent, where applicable.**

1. A description of the activity for which consent is sought.
2. An assessment of any actual or potential effects that the activity may have on the environment and the ways in which those adverse effects may be avoided, remedied or mitigated.

The assessment shall be in such detail as corresponds with the scale and significance of the actual or potential effects that the activity may have on the environment; and be prepared in accordance with the assessment of effects on the environment in the Fourth Schedule to the Act.

In the case of applications for resource consents relating to controlled activities, or discretionary activity over which the Council has restricted the exercise of its discretion, the assessment shall only address those matters specified in the Plan over which the Council has reserved control, or to which it has restricted the right to exercise its discretion.

3. The results of any consultation undertaken with parties who may be affected by the proposal, including Tangata Whenua.
4. A statement specifying all other resource consents that the application may require from any consent authority in respect of the activity to which the application relates, and whether or not the applicant has applied for such consents.

5. Copies of Certificates of title for the subject sites.
6. Description of Site  
A description of the site including existing uses, buildings, topography and vegetation, including information on the extent and nature of any fill on the site, any indication of earth movement or flooding and a description of the existing natural environment (including areas of indigenous vegetation, habitat of indigenous birds and animals, and landscape features).  
  
Any filling or excavation proposed, the type of fill, the volume and depth of fill and excavation, identification of those areas on the site subject to fill or excavation, the impact on utilities, or on any archaeological sites.
7. Buildings and Structures  
The general design of any building or structure and its relationship to existing services.
8. Natural Hazards  
Any geological or other natural hazards to which the site may be subject, its suitability for the activity proposed, and the means by which any adverse effects of the hazards are to be avoided, remedied or mitigated.
9. Parking and Access  
The number of car-parks to be provided and the provision for access, loading and circulation.
10. Traffic Generation  
The types of vehicles that would use the site, and the frequency of vehicle movements to and from the site.
11. Landscape and Visual Amenity Values  
Any landscaping to be provided, including areas for planting, the location and types of trees to be planted, the location of any outdoor storage areas, and how these are to be screened from view.  
  
The effects on landscape values, and visual amenity, views, natural landscape patterns and natural vegetation patterns.
12. Signs  
Any outdoor advertising proposed, including the dimensions, height, lettering and location (free-standing or on buildings) of any signage, or any illumination proposed.
13. Noise  
In respect to any potential for noise generation, the hours of operation; and the expected nature, magnitude and frequency of noise events.
14. Odour, Glare and Other Emissions  
In respect to any potential for odour generation, the source of the odour, its frequency, intensity, duration and offensiveness and the design, management and operation of odour prevention and abatement measures to be employed.  
  
In respect to any potential for glare, the nature and location of any highly reflective surfaces; the location, nature and power of lighting on the site; and means of directing its spill. Any potential for other emissions from the site, such as dust, fumes, electromagnetic, radio or high frequency wave emissions.

15. Hazardous Substances  
In respect to any hazardous substances to be stored or used on site, the type and volume of those substances; proposed methods of containment; including in emergencies the location on site or within buildings of any transfer, or storage points; transport arrangements on site; and routes and methods of transport to and from the site.
16. Notable Trees  
The location of any notable trees identified in the Plan on the site or adjoining sites, and whether they are to be removed, trimmed or subject to any building or earthworks in the vicinity of the tree.
17. Heritage Items  
The effect of the proposal on any listed heritage items including plans or photographs showing existing interior or exterior original features, and plans of these features should any alterations proposed be carried out.
18. Nature Conservation  
The effects of the proposal on any indigenous vegetation and habitat, ecosystems, the margins of waterbodies, or wetlands, including any 'Areas of Significant Nature Conservation Value' identified in Appendix D and on the Planning Maps, or by the criteria set out in Performance Standard 4.9.13 of the District Plan.
19. Recreation  
The effects on recreational values and facilities, existing recreational users and the experiences of other recreational users in the vicinity.

## **DRAWINGS**

1. In addition to the above information, any application for land use consent shall, where applicable, include a set of drawings illustrating the proposal. Two scaled copies of each drawing are required, including accurate dimensions, plus one A3 reduced copy with dimensions corrected to account for the reduction.
2. The drawings must include the details set out in paragraph (3), (4), (5), and (6) below, as applicable, and be dimensioned in metres.
3. A drawing showing the location of the site such that its location can be readily determined, with road names, property number, north point and any significant built or topographical features.
4. A site plan of the property (at scale of not less than 1:200 in urban areas) showing, as applicable:
  - a) site boundary lengths and other dimensions in metres;
  - b) location with distances to site boundaries, of all existing buildings which are to remain on the site, and all proposed buildings and structures (including where applicable, eaves, balconies, courts and verandas);
  - c) proposed use of each building;
  - d) position of any easement over the site;
  - e) position, location and dimensions of every parking and loading space;
  - f) location of roads adjacent to the site and the formation status of the road and any footpaths;

- g) location of all vehicle access points and driveways at the street boundary;
  - h) kerb lines adjacent to the site and the position of any street trees;
  - i) levels on the site boundaries and around any buildings; and, except in cases where the site is less than 1000m<sup>2</sup>, or has a uniform grade of less than 1 in 10, contours of the site;
  - j) proposed retaining walls, excavations and fill;
  - k) existing and proposed landscaping (particularly where this is a requirement of the rules for the zone). Dimensioned areas of the landscaping should be shown together with all existing and proposed sealed areas;
  - l) indigenous vegetation areas, streams, wetlands and heritage items;
  - m) where relevant, recession line diagrams or models;
  - n) watercourses and drainage and sewerage pipes within and adjacent to the site;
  - o) the means proposed to deal with all stormwater and sanitary drainage, and to provide for water supply;
  - p) the location of any water supply bores and effluent disposal areas on the site and on adjoining sites;
5. A floor plan of each building (at a scale of not less than 1:100) showing:
- use of all parts of the building, including basements, parking, lift towers, storage or service areas;
  - room layout of the building, if this is known, and a clear identification of the use of different rooms or parts of a floor;
  - where several floors are of the same area and use, a standard floor plan may be shown.
6. Elevations of each building (at a scale not less than 1:100) showing:
- a) external appearance of the building including doors and windows;
  - b) number of floors and their proposed usage;
  - c) building heights and height in relation to any boundary.

*Please note further information may be required from an applicant where it is considered necessary to better understand the nature of the activity, the effect it may have on the environment, or the ways in which adverse effects may be mitigated. The Council may also commission a report, at the applicant's expense, on any matters raised in relation to the application or on any environmental assessment or effects.*

### 2.1.3 SUBDIVISION CONSENTS

The following information shall be included with any application for a subdivision consent, where applicable.

1. An assessment of any actual or potential effects that the activity may have on the environment, and the ways in which any adverse effects may be avoided, remedied or mitigated (the details required under 2.1.2 Land Use Consents above may be relevant).

*Note: Section 88(6) of the Act requires assessments to be in such detail as corresponds with the scale and significance of the actual and potential effects that the activity may have on the environment, and shall be prepared in accordance with the Fourth Schedule to the Act.*

2. A statement specifying all other resource consents that the application may require from any consent authority in respect of the activity to which the application relates, and whether or not the applicant has applied for such consents.
3. A legal description of the site, including current copies of all certificates of title.
4. A drawing showing the location of the site such that its location can be readily determined, with road names, property number, north point and any significant built or topographical features.
5. Where relevant, an assessment of the minimum sight distances required for traffic from existing or proposed vehicle crossings.
6. A full description of any geological or other natural hazards to which the site may be subject, its suitability for the subdivision, and the means, by which any adverse effects of the hazards are to be avoided, remedied or mitigated.

#### Plans

The following plans, drawn to an appropriate stated metric scale to show sufficient detail of the proposal to enable the Council to determine its effects. If the plans are larger than A3 size copies reduced to A3 must also be provided. Two scaled copies of each plan are required, including accurate dimensions, plus the A3 reduced copy with dimensions corrected to account for the reduction.

1. A **site information plan** detailing, where relevant, the existing situation including:
  - a) a north point accurately orientated;
  - b) a unique plan number and title describing the proposal and the site;
  - c) record sheet numbers;
  - d) topographical information (including New Zealand map grid references), wherever possible in terms of the Hawke's Bay LS Datum, together with a certificate as to its origin and accuracy;
  - e) details of hazardous areas (for example, uncompacted filling or flood-prone areas);
  - f) existing buildings and buildings on adjacent sites, and their location in relation to existing and proposed boundaries;
  - g) landforms and landscape elements;

- h) watercourses, wetlands and catchment orientation and whether or not any adjoining river has an average width of 3 metres or more;
  - i) the location and areas of any existing esplanade reserves, esplanade strips, or access strips;
  - j) all significant areas of vegetation and individual specimens;
  - k) existing street names and numbers;
  - l) the position of existing water, sewer, and stormwater services and the position of existing water supply bores and effluent disposal fields on the site and on adjacent sites;
  - m) existing easements and covenant areas; and,
  - n) the formation standards of roads adjoining the subject land and the location of the carriageway, and any kerb and channel or footpath.
2. A **subdivision plan** and associated information, detailing, where relevant, the proposed subdivision development including:
- a) the position of all proposed lot, and certificate of title, boundaries and their dimensions;
  - b) the areas of all new lots, including net areas;
  - c) existing indicative building positions and their location in relation to existing and proposed boundaries;
  - d) indicative vehicle access points and driveways on street edges;
  - e) location and type of all proposed trees and other vegetation, including all existing vegetation to be retained;
  - f) proposed earthworks and retaining walls, their scale and dimensions;
  - g) proposed methods of servicing new lots with water, and proposed methods to dispose of stormwater and effluent;
  - h) any land proposed to be set aside as new road and or public open space for recreational purposes;
  - i) levels on the new lot boundaries, and except where the lots are less than 1000m<sup>2</sup> in area or has a uniform grade of less than 1 in 10, contours of each lot;
  - j) formation widths and grades of proposed roads and rights-of-way, parking bays and bus stops;
  - k) proposed easements and covenant areas;
  - l) the location and areas of new reserves to be created; including esplanade reserves and strips, and access strips (refer to Planning Maps 45-48);
  - m) the location of any part of the bed of a river or lake, which is required under Section 237A to be shown on a survey plan as land to be vested in the Crown;

- n) location of any known archaeological sites; and,
- o) information to show compliance with any other District Plan rule.

*Please note further information may be required from an applicant where it is considered necessary to better understand the nature of the activity, the effect it may have on the environment, or the ways in which adverse effects may be mitigated. The Council may also commission a report, at the applicant's expense, on any matters raised in relation to the application or on any environmental assessment or effects.*

#### **2.1.4 NOTIFICATION**

Subject to the provisions of the Act, an application for a resource consent is not required to be notified in accordance with Section 93 of the Act under the following circumstances.

1. The application is for a subdivision consent which is a controlled activity.
2. The application relates to a controlled activity, or a discretionary activity over which the Council has restricted the exercise of its discretion, and the Plan expressly permits consideration of the application without the need to obtain the written approval of affected persons.
3. The application relates to a controlled activity and written approval has been obtained from every person who in the opinion of the Council may be adversely affected by the granting of the resource consent; unless in the Council's opinion it is unreasonable, in the circumstances, to require the obtaining of every such approval.
4. The application relates to a discretionary activity or a non-complying activity and:
  - the Council is satisfied that the adverse effect on the environment of the activity for which consent is sought will be minor; and,
  - written approval has been obtained from every person who the Council is satisfied may be adversely affected by the granting of the resource consent; unless the Council considers it is unreasonable in the circumstances to require the obtaining of every such approval.

Notwithstanding 1 to 4 above, the Council may require any application to be notified even if this Plan expressly provides that it need not be notified, if the Council considers special circumstances exist in relation to the application.

#### **NOTIFICATION PROCEDURE**

1. The notification process is carried out in accordance with the requirements of Section 93 of the Act. This procedure involves preparing a notice in the forms set out in the Resource Management (Forms) Regulations 1991 (Form 6) and serving copies of it on the following people:
  - a) Owners and occupiers of the site;
  - b) Persons likely to be directly affected, including adjacent owners and occupiers of land;
  - c) Local authority, Iwi authorities and others as the Council considers appropriate. This category may include Heritage Protection Authorities, Ministers of the Crown, interest groups and community organisations.

2. The notice is also required to be fixed to a conspicuous place on the subject site and to be published in the newspaper.
3. The notice will give details of the application and give the closing date for submissions to be received by the Council. Submissions must be in writing and may be made by any person. They should be sent to the Council Office nominated in the notice and served on the applicant.

### **2.1.5 COSTS - APPLICATIONS AND PLAN CHANGES**

The Council policy involves cost recovery in respect of applications for Resource Consents or Plan Changes. Applicants should ascertain from the Council the range and level of those costs before making an application. Deposits will be required for all Resource Consents and Plan Change requests. In general terms the costs recovered will include:

- any public notices;
- Council Officer's time;
- postage and distribution costs;
- costs for hearing time;
- costs of any independent reports required by the Council.

### **2.1.6 DESIGNATIONS AND INFORMATION TO BE SUPPLIED**

Section 166 of the Act defines those authorities that have power to become a requiring authority and provide for their works through designations in the District Plan. Section 168 of the Act sets out what information is necessary to accompany any such notice of requirement. In addition, the District Plan may specify further information to be provided. The following additional information shall be submitted with a notice of a requirement:

1. Details of the Order in Council or empowering legislation which allows the applicant to be a requiring authority, including any specified terms or conditions attached to the Order in Council;
2. A statement of how the requirement meets Part II of the Act;
3. A statement of the objectives the project or work is aiming to achieve;
4. The degree to which the requirement meets the objectives and policies of the Plan;
5. The relationship of the work to, or effect on, any relevant provisions of national or regional policy statements and regional plans;
6. Details of land ownership, acquisition and site clearance;
7. The proposed sequence and timing of the work, if known, clearly identifying any part which may not be commenced or completed within 5 years time;
8. Proposals for the use and maintenance of those parts of the land which will not be developed for 5 years or more, if known, in particular, identification of those buildings and structures which could continue to be used and maintained in the meantime.
9. Identification of any other designation or heritage order applying to the site, whether it has been given effect to and the effect the requirement may have on the existing designation or heritage order.



## 2.2 DEFINITIONS

<b>ACCESS</b>	means that area of land over which a site or lot obtains legal vehicular and/or pedestrian access to a legal road. This land may include 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>ACCESSORY BUILDING</b>	in relation to any site means any detached building the use of which is incidental to the principal building, use or activity on that site, and for residential activities includes a sleep out, garage or carport, garden shed, glasshouse, swimming pool, mast, shed used solely as a storage area, or other similar structure, provided that any garage or car-port which is attached to or a part of any building shall be deemed to be an accessory building.
<b>ACT</b>	means the Resource Management Act 1991.
<b>ACCESSWAY</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 purpose 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 land, or reserve to another part of that same road, service land or reserve.
<b>ADJOINING</b>	land shall be deemed to be adjoining other land, notwithstanding that it is separated from the other land only by a road, railway, drain, water race, river or stream.
<b>AIRCRAFT</b>	means any machine that can derive support in the atmosphere from the reactions of the air otherwise than by reactions of the air against the surface of the earth.
<b>AERODROME</b>	means any defined area of land or water intended or designed to be used whether wholly or partly for the landing, departure, movement or servicing of aircraft.
<b>ALL WEATHER SURFACE</b>	means a pavement 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.
<b>AMENITY OR 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.
<b>AMENITY TREE PLANTING</b>	means the planting of a variety of trees for amenity purposes. This definition excludes shelterbelts that exceed 2m in height.
<b>AREAS OF SIGNIFICANT NATURE CONSERVATION VALUE</b>	means plant and animal communities and habitats that are rare or unique, or which provide good representation of the plant communities that existed more widely in the District before vegetation clearance.
<b>BEE KEEPING</b>	means the keeping of bees.
<b>BOAT</b>	means any vessel, appliance or equipment used or designed to be used for flotation and navigation on or through the surface of water, other than a wetsuit or life-jacket, and includes any aircraft whilst such aircraft is on the surface of the water. Craft or boating craft shall have the same meaning. Boating activities shall mean activities involving the use of boats on the surface of water.
<b>BOUNDARY</b>	means any boundary of the net area of a site and includes any road boundary or internal boundary. Site boundary shall have the same meaning as boundary.
<b>- INTERNAL BOUNDARY</b>	means any boundary of the net area of a site other than a road boundary.
<b>- ROAD BOUNDARY</b>	means any boundary of a site abutting a legal road (other than an accessway or service lane) or contiguous to a boundary of a road designation. Frontage or road frontage shall have the same meaning as road boundary.

<b>BUILDING</b>	<p>shall have the same meaning as in the Building Act 1991, but does not include:</p> <ul style="list-style-type: none"> <li>• Fences or walls of 2m in height or less above ground level or retaining walls of 1.5m in height or less below ground level, not used for a sign or for any purpose other than as a fence, retaining wall or wall.</li> <li>• Structures less than 5m<sup>2</sup> in area and which are less than 2m in height above ground level.</li> <li>• Radio and television antennas (excluding dish antennas for receiving satellite television which are greater than 1m in diameter), less than 2m in height above ground level.</li> <li>• Masts and poles less than 7m in height above ground level.</li> </ul> <p>Building includes the construction, erection, alteration, relocation or placement on a site of a building.</p>
<b>BUILDING COVERAGE</b>	<p>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 or area.</p> <p>The following shall not be included in Building Coverage:</p> <ul style="list-style-type: none"> <li>• Pergolas.</li> <li>• That part of eaves and/or spouting, fire aprons or bay or box windows projecting 600mm or less horizontally from any exterior wall.</li> <li>• Uncovered terraces or decks which are not more than 1m above ground level.</li> <li>• Uncovered swimming pools no higher than 1m above ground level.</li> <li>• Fences, walls and retaining walls.</li> </ul>
<b>BUILDING LINE RESTRICTION</b>	<p>means a restriction imposed on a site to ensure that when new buildings are erected or existing buildings re-erected, altered or substantially rebuilt, no part of any such building shall stand within the area between the building line and the adjacent site boundary.</p>
<b>CAMPING GROUND</b>	<p>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 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; and includes any area of land used as a camping ground immediately before the commencement of these regulations.</p>
<b>CARRIAGEWAY</b>	<p>means that portion of a road devoted particularly to the use of motor vehicles.</p>
<b>COASTAL FLOOD AND EROSION PROTECTION WORK</b>	<p>means works, structures or planting for the protection of property and people from coastal erosion or inundation from the sea; 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 payment, exchange or other consideration.</p>
<b>COMMERCIAL ACTIVITY</b>	<p>means the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment, or services, and includes shops, markets, showrooms, restaurants, takeaway food bars, professional, commercial and administrative offices, service stations, motor vehicle sales, the sale of liquor and associated parking areas; but excludes recreational, community and service activities, home occupations or visitor accommodation.</p>
<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 well-being, but excludes recreational activities. A community activity includes schools, hospitals, resthomes, doctors surgeries and other health professionals, churches, halls, libraries, community centres, courthouses, probation and detention centres, government and local government offices, and emergency service activities.</p>
<b>COUNCIL</b>	<p>means the Central Hawke's Bay District Council or any Committee, Sub-Committee, Commissioner or person to whom any of the Council's powers, duties or discretion under this Plan have been lawfully delegated pursuant to the provisions of the Act. District Council shall have the same meaning.</p>
<b>COVERAGE</b>	<p>refer building coverage.</p>

<b>DAY CARE FACILITY</b>	means land and/or buildings used for the care during the day other than those residing on the site. Also refer to the definition of Community Activity.
<b>DESIGN AND APPEARANCE</b>	in relation to buildings means the bulk and shape of the building including roof pitches, the materials of construction and the colour of exterior walls.
<b>DEVELOPMENT</b>	for the purpose of determining financial contributions development means development or re-development of the site and includes the construction, erection, establishment or alteration of any building, fixed plant or machinery, or any other works; but shall not include the construction or alteration of any pipeline or associated works on land that is not otherwise subject to development.
<b>DISTRICT</b>	means the Central Hawke's Bay District.
<b>DUST</b>	means all depositable and suspended particulate matter, and shall include smoke.
<b>EARTHWORKS</b>	<p>means the disturbance of land surfaces by excavating, placing or replacing earth, which includes soil or underlying parent material (including rock). Earthworks in this Plan include any earthworks associated with specified and listed activities in this Plan, including but not limited to Farming Activities and Forestry Activities.</p> <p><b>Note:</b> Specific controls on earthworks in this Plan are found in Rule 3.6.1 (Earthwork Activities) and in Performance Standards in all zones relating to electrical safety distances. Earthworks are also a matter that Council has control over in subdivision, for instance in Rule 9.9.3.</p>
<b>EDUCATIONAL FACILITY</b>	means land and/or buildings used for the provisions of regular instruction or training and includes their ancillary administrative, cultural and commercial facilities. Also refer to the definition "community activity."
<b>EMERGENCY SERVICE ACTIVITIES</b>	means those activities and associated facilities that must respond to regular emergency call-outs and includes police, fire and ambulance services.
<b>ERECTION OF A BUILDING</b>	in relation to a subdivision means the completion of all framing, firewalls, fire ceilings and fire floors, and the affixing of all roof materials.
<b>EXOTIC</b>	in relation to trees and plants means species that are not indigenous to New Zealand.
<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 reasonably necessary to determine the nature and size of a mineral deposit or occurrence.
<b>FACTORY FARMING</b>	<p>means any production of primary produce which is carried out predominantly within buildings, or fenced outdoor areas where the stocking density precludes the maintenance of pasture or ground cover, and includes activities such as:</p> <ul style="list-style-type: none"> <li>• poultry farming, other than free range poultry or the keeping of fewer than 12 birds;</li> <li>• intensive pig farming;</li> <li>• rabbit or fitch farming;</li> <li>• mushroom production for commercial purposes;</li> <li>• feedlots, but shall not include supplementary feed pads used as part of normal farming practice provided they are located at least 50m from a property boundary; and,</li> <li>• catteries and kennels for the boarding and breeding of cats and dogs for commercial purposes;</li> </ul> <p>but excluding horticultural production within buildings.</p>
<b>FARMING ACTIVITY</b>	means the use of land and buildings for the primary purpose of the production of vegetative matter (including horticulture) and/or livestock, but excludes residential activity, home occupations, factory farming and forestry activity.

<b>FLOOD PROTECTION WORK (River)</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 berm margins of flood fairways or lakes, the clearance of vegetation and debris from flood fairways, stopbanks, access tracks, rock work, anchored trees, wire rope and other structures.
<b>FORESTRY ACTIVITY</b>	means the use of land primarily for the purpose of planting, tending, managing and harvesting of trees.
<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 of any site.
<b>FULL-TIME EQUIVALENT PERSON</b>	means the engagement of a person or persons in an activity on a site for an average of 30 hours per week.
<b>GARAGE</b>	is included within the meaning of Residential Unit, and means a building or part of a building principally used for housing motor vehicles and other ancillary miscellaneous items owned by persons living on the site.
<b>GRAVEL EXTRACTION</b>	means the extraction of gravel, including red metal.
<b>GROSS FLOOR AREA</b>	means the sum of the gross area of the several floors, if any, 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. The gross floor area of a building shall not include: <ul style="list-style-type: none"> <li>• uncovered stairways;</li> <li>• floor space in terraces (open or roofed), external balconies,</li> <li>• breezeways or porches;</li> <li>• roof carparking, lift towers and machinery rooms on the roof</li> <li>• having a floor area of not more than 200 m<sup>2</sup>;</li> <li>• carparking areas;</li> <li>• floor space of interior balconies and mezzanines not used by the public.</li> </ul>
<b>GROUND LEVEL</b>	means the actual ground level at the date of public notification of this Plan; except for land for which subdivision consent has been obtained after the notification of this Plan, for which ground level shall mean the actual finished ground level when all works associated with the subdivision of the land were completed; and excludes any excavation or fill associated with building activity.  Ground slope shall mean the slope of the ground measured across the above ground level(s).
<b>GROUP VISITS</b>	means pre-booked visits to a site by groups of people organised collectively.
<b>HANDCRAFTS</b>	means goods produced by hand, 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.
<b>HAZARDOUS SUBSTANCE</b>	means any substance with one or more of the following intrinsic characteristics: <ul style="list-style-type: none"> <li>a <ul style="list-style-type: none"> <li>i Explosiveness</li> <li>ii Flammability</li> <li>iii A capacity to oxidise</li> <li>iv Corrosiveness</li> <li>v Toxicity (both acute and chronic)</li> <li>vi Ecotoxicity, with or without bio-accumulation; or</li> </ul> </li> <li>b Which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any one or more of the properties specified in paragraph a to this definition.</li> </ul>
<b>HAZARDOUS WASTES</b>	means wastes of any hazardous substance(s).

<b>HEALTH CARE FACILITY (medical)</b>	means land and/or buildings used for the provision of services relating to the physical and mental health of people and animals but excludes facilities used for the promotion of physical fitness or beauty such as gymnasias, weight control clinics or beauticians. Also refer to the definition "community activity."
<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 a building means the vertical distance between <b>ground level</b> at any point and the highest part of the building immediately above that point.</p> <p>For the purpose of calculating height in all zones, account shall be taken of parapets, but not of:</p> <ul style="list-style-type: none"> <li>• radio and television antennas attached to a dwelling, provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 2.5m; and</li> <li>• chimneys or finials (not exceeding 1.1m in any direction); provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 1.5m.</li> </ul>
<b>HOME OCCUPATION</b>	means the use of a site for an occupation, business, trade or profession in addition to the use of that site for a residential activity and which is undertaken by person(s) living permanently on the site, but excludes Homestay.
<b>HOMESTAY</b>	means the use of an occupied residential unit for visitor accommodation for commercial purposes.
<b>HOSPITAL</b>	means any building in which two or more persons are maintained for the purposes of receiving any medical treatment. Also refer to the definition "community activity."
<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>INTERNAL BOUNDARY</b>	of a site means any boundary of the net area of a site other than a road boundary.
<b>INTERSECTION</b>	<p>in relation to two or more intersecting or meeting roadways, means that area contained within the extension or connection of the legal boundaries of each road. Distances from intersection shall be measured as follows:</p> <ul style="list-style-type: none"> <li>• from the nearest kerb line, or formed edge, of the intersecting road;</li> <li>• along the subject site's frontage road boundary and shall be measured generally parallel to the centre line of the frontage road.</li> </ul>
<b>IWI</b>	means Tribe.
<b>KAINGA</b>	means a settlement.
<b>KAITIAKI</b>	means guardians.
<b>KAITIAKITANGA</b>	means the exercise of guardianship; and, in relation to a resource, includes the ethic of stewardship based on the nature of the resource itself.
<b>KOIWI TANGATA</b>	means unknown Maori remains.
<b>LAKE</b>	shall have the same meaning as in the Resource Management Act 1991.
<b>LANDSCAPING</b>	means the provision of tree and/or shrub plantings and may include any ancillary lawn, water, rocks, paved areas or amenity features, the whole of such provision being so arranged as to improve visual amenity, and/or to partially or wholly screen activities or buildings, and/or to provide protection from climate.
<b>LICENSED PREMISES</b>	means any premises, or part of any premises, in which liquor may be sold pursuant to a licence; and includes any conveyance, or part of any conveyance on which liquor may be sold pursuant to the licence, granted pursuant to the Sale of Liquor Act 1989.
<b>LIVING AREA</b>	means any room in a residential unit other than a room used principally as a 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.

<b>LOT</b>	for the purpose of subdivision means a lot, two or more adjoining lots to be held together in the same ownership, or any balance area, shown on a subdivision consent plan, <b>except that</b> in the case of land being subdivided under the cross lease or company lease systems or the Unit Titles Act 1972, lot shall have the same meaning as <b>site</b> .
<b>MAHINGA KAI</b>	means a place where traditional food resources can be produced or procured.
<b>MANA WHENUA</b>	means customary authority exercised by an iwi or hapu in an identified area.
<b>MANOEUVRING AREA</b>	means that part of a site used by vehicles to move from the vehicle crossing to any parking, garage or loading space and includes all driveways and aisles, and may be part of an access strip.
<b>MANUFACTURING OF HAZARDOUS SUBSTANCES</b>	means any process that produces a substance that is hazardous under the United Nations Transportation of Dangerous Goods Code; and includes any process that includes the mixing of material or making a compound product that is hazardous under the United Nations Transportation of Dangerous Goods Code.
<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 gravel.
<b>MINING ACTIVITY</b>	means to take, win or extract, by whatever means, a mineral existing in its natural state in land, or a chemical substances from that mineral, for the purpose of obtaining the mineral or chemical substance; but does not include prospecting or exploration; and 'to mine' has a corresponding meaning. For the purpose of this Plan mining excludes gravel extraction.
<b>MOTORISED CRAFT</b>	means any boat powered by an engine.
<b>NATURAL HAZARD</b>	means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.
<b>NET AREA</b>	in relation to a site or lot, means the total area of the site or lot less any area subject to a designation for any purpose, and/or any area contained in the access to the site or lot, and/or any strip of land less than 6m in width.
<b>NOISE</b>	means, where standards for noise are specified, the sound level or maximum level measured and assessed in accordance with: <ul style="list-style-type: none"> <li>• NZS 6801:1991 Measurement of Sound;</li> <li>• NZS 6802:1991 Assessment of Environmental Sound;</li> <li>• NZS 6805:1992 Airport Noise Management and Land Use Planning;</li> <li>• NZS 6807P:1994 Noise Management and Land Use Planning for Helicopter Landing Areas;</li> <li>• NZS 6803P:1984 The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work;</li> </ul> as applicable, and any subsequent amendments to these standards.
<b>PRIVATE ROAD</b>	means any roadway, place, or arcade laid out or formed within a district on private land, whether before or after the commencement of this Part of this Act, by the owner thereof, but intended for the use of the public generally.
<b>PRIVATE WAY</b>	means any way or passage whatsoever over private land within a district, the right to use which is confined or intended to be confined to certain persons or classes of persons, and which is not thrown open or intended to be open to the use of the public generally; and includes any such way or passage as aforesaid which at the commencement of this Part of this Act exists within any district.

<b>OFFICE</b>	<p>means any of the following:</p> <ul style="list-style-type: none"> <li>• Administrative offices where the administration of any entity, whether trading or not, and whether incorporated or not, 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 for goods or the display or production of goods) is transacted;</li> <li>• Professional offices such as the offices of accountants, solicitors, architects, surveyors and engineers.</li> </ul> <p>Also refer to the definition “community activity.”</p>
<b>OPEN SPACE</b>	means any land, body of water or other land that is not substantially occupied by buildings and which provides benefits to the general public as an area of aesthetic, visual, scenic, cultural, educational, scientific, recreational amenity values, or social interest.
<b>OUTDOOR LIVING SPACE</b>	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.
<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 STORAGE</b>	means land used for the purpose of storing vehicles, equipment, machinery, natural and processed products and wastes, outside a fully enclosed building for periods in excess of 4 weeks in any one year.
<b>OUTDOOR SERVICE SPACE</b>	means an area of service space to be provided for the exclusive use of each household unit to which the space has been allocated, for such services facilities as clotheslines, storage of rubbish bins and wood. No outdoor service space shall be occupied by an access or parking space.
<b>PARKING AREA</b>	means that part of a site within which vehicle parking spaces required by this Plan or otherwise provided are accommodated, and includes all parking spaces, manoeuvre areas and required landscape areas.
<b>PARKING SPACE</b>	means a space on a site available at any time for accommodating one stationary motor vehicle.
<b>PERFORMANCE STANDARDS</b>	for an explanation of this term, refer to Part 1.7.4.
<b>PRINCIPAL BUILDING</b>	means a building, buildings or part of a building accommodating the activity for which the site is primarily used.
<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;</li> <li>• the taking of samples by hand or hand held methods; and,</li> <li>• aerial surveys.</li> </ul>
<b>PUBLIC PLACE</b>	means every public thoroughfare, park, reserve, lake, river or place to which the public has access with or without the payment of a fee, and which is under the control of the District Council, Regional Council, Transit New Zealand or the Department of Conservation or the Crown.
<b>RECESSION LINES</b>	<p>means the 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. No building features shall protrude through or above the building envelope constructed by the 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 meet the definition of height and building requirement heights for any zone, provided the maximum dimension thereof measured parallel to the boundary under consideration shall not exceed 3m; and</li> <li>• In Residential or Township Zones where a single gable or hip 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 or hip end may penetrate the recession lines.</li> </ul>

<b>RECREATIONAL ACTIVITY</b>	means the use of land and/or buildings for the primary purpose of recreation and/or entertainment. It includes the sale of food and beverage for consumption on the site provided it is ancillary to the recreational activity. Recreational activities includes sport clubs, art, craft and hobby clubs (i.e. painting, pottery, bridge, chess, photography clubs), aerodromes, and outdoor recreation pursuits, but excludes any recreational activity within the meaning of residential activity.
<b>RELOCATABLE BUILDING DEPOT</b>	means a depot that stores relocatable buildings.
<b>RELOCATION</b>	in relation to a building, means the removal and resiting of any building from any site to another site. This definition does not apply to a new building that is being built off-site for the express purpose of being located to the subject site.
<b>RESERVE</b>	means any land set apart for any public purpose; for full definition see the Reserves Act 1977.
<b>RESIDENTIAL UNIT</b>	means a residential activity which consists of a single self contained household unit, whether of one or more persons, and includes accessory buildings and a family flat. Where more than one kitchen and/or laundry facility is provided on the site, there shall be deemed to be more than one residential unit. Residential unit also includes senior citizen housing units and individual units associated with rest homes or similar developments.
<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, recreational activities and the keeping of domestic livestock. For the purposes of this definition, residential activity shall include holiday homes, emergency, refuge accommodation and Papakainga but excludes visitor accommodation.
<b>RESTAURANT</b>	means any land and/or buildings, or part of a building, in which meals are regularly supplied for sale to the general public for consumption on the premises, including such premises which a licence has been granted pursuant to the Sale of Liquor Act 1989.
<b>REST HOME</b>	means any premises where 3 or more persons who are in residence, being any premises that are managed principally for aged persons, and not being a hospital or premises where any person receives long-term nursing care. Also refer to the definition "community activity."
<b>RETAIL SALES /RETAIL/RETAILING</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, 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>	means a continually or intermittently flowing body of fresh water; and includes a stream and modified water course; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal).

<b>ROAD</b>	<p>means the whole of any land which is within a district, and which -</p> <p>(a) Immediately before the commencement of the Local Government Amendment Act 1978 (No. 43) was a road or street or public highway; or</p> <p>(b) Immediately before the inclusion of any area in the district was a public highway within that area; or</p> <p>(c) Is laid out by the council as a road or street after the commencement of the Local Government Amendment Act 1978 (No. 43); or</p> <p>(d) Is vested in the council for the purpose of a road as shown on a deposited survey plan; or</p> <p>(e) Is vested in the council as a road to street pursuant to any other enactment; -</p> <p>and includes -</p> <p>(f) Except where elsewhere provided in Part XXI of the Local Government Act 1974, any access way or service lane which before the commencement of the Local Government Amendment Act 1978 (No. 43) was under the control of any council [or is laid out or constructed by or vested in any council as an access way or service lane] or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part of this Act [or is declared by the Minister of Lands as an access way or service lane on or after the 1st day of April 1988]:</p> <p>(g) Every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof; - but, except as provided in [the Public Works Act 1981], or in any regulation under that Act does not include a motorway within the meaning of that Act.</p>
<b>ROAD BOUNDARY</b>	means any boundary of a site abutting a legal road (other than an accessway or service lane) or contiguous to a boundary of a road designation. Frontage or road frontage shall have the same meaning as road boundary.
<b>ROOPU KAITIAKI</b>	means Guardian Group.
<b>SALES YARDS</b>	means the use of land primarily for the selling of livestock, either through auction or other means.
<b>SCHOOL</b>	refer Educational facility or Community Activity.
<b>SENIOR CITIZENS HOUSING UNIT</b>	means one of a group of residential units developed solely for the accommodation of elderly persons, and where not owned by the Crown or a local authority, is encumbered by a bond or other appropriate legal instrument which ensures that the use of the unit is limited to elderly persons.
<b>SERVICE</b>	<p>for the purposes of financial contributions means:</p> <ul style="list-style-type: none"> <li>• Any water supply system</li> <li>• Any stormwater collection and disposal system</li> <li>• Any sewage collection, treatment and disposal system</li> <li>• Any trade waste collection and disposal system</li> <li>• Any works to avoid, remedy or mitigate natural hazards</li> <li>• Any landscaping, including planting of vegetation</li> <li>• Any provisions of access to land in the subdivision (including roads, cycleways, pedestrian accessways, service lanes, private access, street lighting and associated works)</li> </ul> <p>and in each case includes any necessary or incidental works and "services" has a corresponding meaning.</p>
<b>SERVICE ACTIVITY</b>	means the use of land and buildings for the primary purpose of the transport, storage, maintenance or repair of goods and includes aerodromes but excludes relocatable building depots.
<b>SERVICE LANE</b>	means any lane laid out or constructed whether 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 purpose of providing the public with a side or rear access for vehicular traffic to any land.

<b>SERVICE STATION</b>	<p>means any site where the dominant activity is the retail sale of motor vehicle fuels (including petrol, LPG, CNG, and diesel), and may also include any one or more of the following:</p> <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), except that in any Residential Zone, the mechanical repairs of motor vehicles and domestic garden equipment shall not include panel beating, spray painting and heavy engineering such as engine reboring and crankshaft grinding;</li> <li>• inspection and/or certification of vehicles;</li> <li>• mechanical washing and cleaning of motor vehicles;</li> <li>• the sale of other merchandise where this is an ancillary activity to the main use of the site.</li> </ul>
<b>SETBACK</b>	<p>means the distance between a building and the boundary of its site. Where any building is required to be setback from any site boundary, no part of that building 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>SHELTER BELT</b>	<p>means a continuous line of trees or a hedge along all or part of a property boundary which has been planted for shelter purposes.</p>
<b>SIGN</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>

<b>SITE</b>	<p>means</p> <ol style="list-style-type: none"> <li>1 an area of land which is: <ol style="list-style-type: none"> <li>i comprised in a single lot or other legally defined parcel of land and held in a single certificate of title; or</li> <li>ii comprised in a single lot or legally defined parcel of land for which a separate certificate of title could be issued without further consent of the Council;</li> </ol> <p>being in any case the smaller land area of i or ii; or</p> </li> <li>2 an area of land which is comprised in two or more adjoining lots or other legally defined parcels of land, held together in one certificate of title in such a way that the lots/parcels cannot be dealt with separately without the prior consent of the Council; or</li> <li>3 an area of land which is comprised in two or more adjoining certificates of title where such titles are: <ol style="list-style-type: none"> <li>i subject to a condition imposed under Section 37 of the Building Act or Section 643 of the Local Government Act 1974; or</li> <li>ii held together in such a way that they cannot be dealt with separately without the prior consent of the Council; or</li> </ol> </li> <li>4 in the case of land not subject to the Land Transfer Act, the whole parcel of land last acquired under one instrument of conveyance;</li> </ol> <p><b>except that:</b></p> <ol style="list-style-type: none"> <li>i 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: <ol style="list-style-type: none"> <li>a 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>b 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> </ol> </li> <li>ii in the case of land subdivided under 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</li> <li>iii 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.</li> </ol> <p>In addition to the above:</p> <ol style="list-style-type: none"> <li>a A site includes the airspace above the land.</li> <li>b If any site is crossed by a zone boundary under this Plan, the site is deemed to be divided into two or more sites by that zone boundary.</li> <li>c Where a site is situated partly within the District and partly in an adjoining District, then the part situated in the District shall be deemed to be one site.</li> </ol>
<b>SITE - FRONT</b>	means a site having one or more frontages to a road or private road, at least one such frontage to be not less than 6m.
<b>SITE - REAR</b>	means a site which is situated generally to the rear of another site, both sites having access to the same road or private road, and includes sites which have no frontage to a road or private road of 6m or more.
<b>SOLID WASTE</b>	means any solid material regardless of form, including containers and their contents which require permanent disposal, or storage until such time that they can be reused or recycled, and includes residues from incineration.
<b>STEP-IN PLAN</b>	means a break in the continuity of an exterior wall of any building or block or line of residential units, whether of one or more storeys, by stepping the wall of the building or any unit or units a minimum specified distance measured at right angles to the long axis of the building or block or line of units.
<b>TAONGA</b>	means treasures.
<b>TEMPORARY MILITARY TRAINING ACTIVITY</b>	means a temporary activity undertaken for Defence Purposes. Defence Purposes are those in accordance with the Defence Act 1990.
<b>TIKANGA</b>	means a custom.

<b>TINO RANGATIRATANGA</b>	means that the right of Maori to define for themselves how things should be.
<b>TRADE WASTE</b>	means any liquid or solid waste, produced in the course of any trade, industrial process or operation, or in the course of any activity or operation of a like nature; other than waste from staff ablutions or staff kitchen facilities.
<b>TRAFFIC SIGNS</b>	means any sign permitted as per the Land Transport Safety Authority/Transit New Zealand standards <u>Manual for Traffic Signs and Markings, Parts I and II</u> and subsequent amendments.
<b>TRAVELLERS ACCOMMODATION</b>	see Visitor Accommodation.
<b>UTILITY</b>	<p>means:</p> <ul style="list-style-type: none"> <li>a lines and necessary incidental structures and equipment for the transmission and distribution of electricity;</li> <li>b pipes and necessary incidental structures and equipment for transmitting and distributing gas;</li> <li>c storage facilities, pipes and structures and equipment necessary for the supply, drainage and treatment of water or sewage;</li> <li>d water and irrigation races, drains, channels, pipes and necessary incidental structures and equipment;</li> <li>e structures, facilities, plant and equipment for the treatment of water;</li> <li>f devices such as dishes, antennas, wires, cables, casing, tunnels, and associated equipment an support structures and equipment shelters, such as towers, masts and poles, and equipment buildings and telephone boxes, used for the transmitting, emission or receiving of telecommunications and radiocommunications;</li> <li>g structures, facilities, plant, equipment and associated works for monitoring and observation of weather and natural hazards;</li> <li>h structures, facilities, plant, equipment and associated works for the protection of the community from natural hazards;</li> <li>i structures, facilities, plant and equipment necessary for navigation by water or air;</li> <li>j wells, structures, plant and equipment necessary for the exploration and production of petroleum oil and gas, including pipes and necessary incidental structures and equipment for transporting oil and gas away for refining.</li> </ul> <p>Utility does not include structures or facilities used for electricity generation.</p>
<b>VEHICLE ACCESS LEG</b>	in relation to a rear lot or rear site, means the strip of land, which is included in the ownership of that lot or site, and which provides the legal, physical access from the frontage legal road to the net area of the lot or site.
<b>VEHICLE ACCESS LOT</b>	means a lot which provides the legal access or part of the legal access to one or more lots, and which is held in the same ownership or by tenancy-in-common in the same ownership as the lot(s) to which it provides legal access.
<b>VEHICLE CROSSING</b>	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, and includes the access space on the site.
<b>VEHICLE ORIENTATED COMMERCIAL ACTIVITIES</b>	means any service station, truck stop, coach park, supermarket, shopping centre, drive-in retail outlet, rural selling place, visitor accommodation, recreation and entertainment activity.
<b>VISITOR ACCOMMODATION</b>	means the use of land and/or buildings for short-term, fee paying, living accommodation where the length of stay for any one visitor is not greater than 3 months at any one time, provided that this definition does not exclude the letting of individually-owned residential units. Visitor accommodation may include some centralised services or facilities, such as food preparation, dining and sanitary facilities, conference, bar and recreation facilities. Visitor accommodation includes such accommodation as camping grounds, hotels, motels, boarding houses, guest houses, backpackers accommodation, bunkhouses, tourist houses and lodges.
<b>WAAHI TAONGA</b>	means a treasured place/valued possession.
<b>WAAHI TAPU</b>	means a sacred place.

<b>WASTE</b>	means any contaminant, whether liquid, solid, gaseous, or radioactive, which is discharged, emitted or deposited in the environment in such volume, constituency or manner as to cause an adverse effect on the environment and which includes all unwanted and economically unusable by-products at any given place and time, and any other matter which may be discharged, accidentally or otherwise, to the environment.
<b>WATER</b>	means water in all its physical forms whether flowing or not and whether over or under the ground, includes fresh water, coastal water, and geothermal water, but does not include water in any form while in any pipe, tank, or cistern.
<b>WATERBODY</b>	means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area.
<b>WETLAND</b>	includes permanently or intermittently wet areas, shallow water and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.
<b>WHAKAPAPA</b>	means genealogy.
<b>WHENUA</b>	means land.

