

Definitions Nesting Table

The following table sets out where any term defined in the Definitions Chapter is a subset of another definition. Where any rule lists a primary activity set out in the table below, the rule applies to all of the subset activities, unless any subset activity is otherwise specified in the rule framework for that chapter.

<u>Primary Activity</u>	<u>Subset Activities</u>	<u>Subset Activities</u>
<u>commercial activity</u>	<u>commercial visitor accommodation</u>	
	<u>retail activity</u>	<u>food and beverage outlet</u> <u>service station</u> <u>trade-based retail</u> <u>yard-based retail</u>
	<u>home business</u>	
<u>industrial activity</u>	<u>heavy industrial activity</u>	
<u>residential unit</u>	<u>minor residential unit</u>	

Definitions

Note: Grey Highlight = terms proposed in PC20 that are not within scope of PC21.

Pink Highlight = terms proposed in PC21 that are from the National Planning Standard which will replace existing terms in the Operative Plan.

Green Highlight = terms proposed in PC21 that are from the National Planning Standard. The application of these terms is limited to the proposed residential, commercial and mixed use and general industrial zones.

Blue Highlight = new terms proposed in PC21 that are not from the National Planning Standard. The application of these terms is limited to the proposed residential, commercial and mixed use and general industrial zones.

Orange Highlight = terms used in proposed PC21 that are from the Operative Plan.

Yellow Highlight = terms used in proposed PC21 that are from the Operative Plan but have been amended. The application of these terms is limited to the proposed residential, commercial and mixed use and general industrial zones.

Term	Definition
access	means that area of land over which a site or allotment 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.
amenity values	has the same meaning as in section 218 of the RMA (as set out below) <i>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.</i> (National Planning Standard definition)

<p>accessory building</p>	<p>means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site, but does not include any minor residential unit. (National Planning Standard definition)</p>
<p>ancillary activity</p>	<p>means an activity that supports and is subsidiary to a primary activity. (National Planning Standard definition)</p>
<p>bed</p>	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p>means -</p> <p>(a) in relation to any river -</p> <p>(i) for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks;</p> <p>(ii) in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and</p> <p>(b) in relation to any lake, except a lake controlled by artificial means -</p> <p>(i) for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin;</p> <p>(ii) in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margins; and</p> <p>(c) in relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and</p> <p>(d) in relation to the sea, the submarine areas covered by the internal waters and the territorial sea. (National Planning Standard definition)</p>
<p>boundary</p>	<p>Means any boundary of the net area of a site and includes any road boundary, side or internal boundary. Site boundary shall have the same meaning as boundary.</p> <p>Internal Boundary: means any boundary of the net area of a site other than a road boundary and includes a side boundary.</p> <p>Road Boundary: 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.</p> <p>Side Boundary: means any boundary of a site generally at right angles to a road boundary.</p>
<p>building</p>	<p>means a temporary or permanent movable or immovable physical construction that is:</p> <ol style="list-style-type: none"> a. partially or fully roofed; and b. fixed or located on or in land.

	<p>but excludes any motorised vehicle or other mode of transport that could be moved under its own power. (National Planning Standard definition)</p>
<u>building coverage</u>	<p>means the percentage of the net site area covered by the building footprint. (National Planning Standard definition)</p>
<u>building footprint</u>	<p>means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground. (National Planning Standard definition)</p>
<u>commercial activity</u>	<p>means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices). (National Planning Standard definition)</p>
<u>commercial visitor accommodation</u>	<p>means land and buildings used for any form of visitor accommodation that is not defined as residential visitor accommodation, including:</p> <ol style="list-style-type: none"> a. <u>backpackers;</u> b. <u>camping grounds;</u> c. <u>hostels;</u> d. <u>hotels;</u> e. <u>motels;</u> f. <u>motor inns;</u> g. <u>tourist lodges; and</u> h. <u>self-contained units and bedsits.</u>
<u>community facility</u>	<p>means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility. (National Planning Standard definition)</p>
<u>educational facility</u>	<p>means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities. (National Planning Standard definition)</p>
<u>effect</u>	<p>has the same meaning as in section 3 of the RMA (as set out below) <i>includes –</i></p> <ol style="list-style-type: none"> (a) any positive or adverse effect; and (b) any temporary or permanent effect; and (c) any past, present, or future effect; and (d) any cumulative effect which arises over time or in combination with other effects – regardless of the scale, intensity, duration, or frequency of the effect, and also includes – (e) any potential effect of high probability; and (f) any potential effect of low probability that has a high potential impact. <p>(National Planning Standard definition)</p>

<u>environment</u>	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p>includes –</p> <ol style="list-style-type: none"> ecosystems and their constituent parts, including people and communities; and all natural and physical resources; and amenity values; and the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters. <p>(National Planning Standard definition)</p>
<u>food and beverage outlet</u>	<p>means a retail activity primarily involving the sale of food and/or beverages prepared for immediate consumption on or off the site to the general public. It includes restaurants, taverns, cafés, fast food outlets, takeaway bars, but does not include supermarkets or bottle stores.</p>
<u>fresh water</u>	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>means all water except coastal water and geothermal water.</i></p> <p>(National Planning Standard definition)</p>
<u>gross floor area</u>	<p>means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells) measured:</p> <ol style="list-style-type: none"> where there are exterior walls, from the exterior faces of those exterior walls; where there are walls separating two buildings, from the centre lines of the walls separating the two buildings; where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor. <p>(National Planning Standard definition)</p>
<u>ground level</u>	<p>means:</p> <ol style="list-style-type: none"> the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created); if the ground level cannot be identified under paragraph (a), the existing surface level of the ground; if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or structure where it intersects the boundary. <p>(National Planning Standard definition)</p>
<u>habitable room</u>	<p>means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.</p> <p>(National Planning Standard definition)</p>
<u>heavy industrial activity</u>	<p>means:</p> <ol style="list-style-type: none"> Blood or offal treating Bone boiling or crushing Burning of municipal, commercial or industrial wastes Collection and storage of used bottles for sale

	<ul style="list-style-type: none"> e. <u>Crematoriums</u> f. <u>Dag crushing</u> g. <u>Fellmongering</u> h. <u>Fish cleaning</u> i. <u>Fish curing</u> j. <u>Flax pulping</u> k. <u>Flock manufacturing, or teasing of textile materials for any purpose</u> l. <u>Gut scraping and treating</u> m. <u>Nightsoil collection and disposal</u> n. <u>Slaughtering of animals for any purpose other than human consumption</u> o. <u>Storage, drying, or preserving of bones, hides, hoofs, or skins</u> p. <u>Tallow melting</u> q. <u>Tanning</u> r. <u>Wood pulping</u> s. <u>Wool scouring</u>
<u>height</u>	<p>means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.</p> <p>(National Planning Standard definition)</p>
<u>height in relation to boundary</u>	<p>means the height of a structure, building or feature, relative to its distance from either the boundary of:</p> <ul style="list-style-type: none"> a. <u>a site; or</u> b. <u>another specified reference point.</u> <p>(National Planning Standard definition)</p>
<u>home business</u>	<p>means a commercial activity that is:</p> <ul style="list-style-type: none"> a. <u>undertaken or operated by at least one resident of the site; and</u> b. <u>incidental to the use of the site for a residential activity.</u> <p>(National Planning Standard definition)</p>
<u>industrial activity</u>	<p>means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.</p> <p>(National Planning Standard definition)</p>
<u>impervious coverage</u>	<p>means the percentage of the net site area covered by impervious surfaces.</p>
<u>impervious surface</u>	<p>means a continuous surface of concrete, bitumen, paving or hardfill that puts a physical barrier on the surface of any part of a site, and includes gravel or other loose stone surfaces that are used for the parking and manoeuvring of vehicles.</p>
<u>infrastructure</u>	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p>means –</p> <ul style="list-style-type: none"> (a) <i>pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel, or geothermal energy;</i> (b) <i>a network for the purpose of telecommunication as defined in section 5 of the Telecommunications Act 2001;</i> (c) <i>a network for the purpose of radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989;</i>

	<p>(d) facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, excluding facilities, lines, and support structures if a person—</p> <p>a. uses them in connection with the generation of electricity for the person's use; and</p> <p>b. does not use them to generate any electricity for supply to any other person</p> <p>(e) a water supply distribution system, including a system for irrigation;</p> <p>(f) a drainage or sewerage system;</p> <p>(g) structures for transport on land by cycleways, rail, roads, walkways, or any other means;</p> <p>(h) facilities for the loading or unloading of cargo or passengers transported on land by any means;</p> <p>(i) an airport as defined in section 2 of the Airport Authorities Act 1966;</p> <p>(j) a navigation installation as defined in section 2 of the Civil Aviation Act 1990;</p> <p>(k) facilities for the loading or unloading of cargo or passengers carried by sea, including a port related commercial undertaking as defined in section 2(1) of the Port Companies Act 1988;</p> <p>(l) anything described as a network utility operation in regulations made for the purposes of the definition of network utility operator in section 166</p>
lake	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p>means a body of fresh water which is entirely or nearly surrounded by land.</p> <p>(National Planning Standard definition)</p>
land	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p>(a) includes land covered by water and the airspace above land; and</p> <p>(b) in a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river; and</p> <p>(c) in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river.</p> <p>(National Planning Standard definition)</p>
landscaping	<p>means the planting of trees, shrubs, grasses, ground cover, gardens and lawn.</p>
minor residential unit	<p>means a self-contained residential unit that is ancillary to the principal residential unit and is held in common ownership with the principal residential unit on the same site.</p> <p>(National Planning Standard definition)</p>
natural and physical resources	<p>has the same meaning as in section 2 of the RMA (as set out below)</p>

	<p><i>includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.</i></p> <p>(National Planning Standard definition)</p>
natural hazard	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>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.</i></p> <p>(National Planning Standard definition)</p>
net floor area	<p>means the sum of any gross floor area; and</p> <p>(a) includes:</p> <ol style="list-style-type: none"> i. both freehold and leased areas; and ii. any stock storage or preparation areas; but <p>(b) excludes:</p> <ol style="list-style-type: none"> i. void areas such as liftwells and stair wells, including landing areas; ii. shared corridors and mall common spaces; iii. entrances, lobbies and plant areas within a building; iv. open or roofed outdoor areas, and external balconies, decks, porches and terraces; v. off street loading areas; vi. building service rooms; vii. parking areas and basement areas used for parking, manoeuvring and access; and viii. non-habitable floor spaces in rooftop structures. <p>(National Planning Standard definition)</p>
net site area	<p>means the total area of the site, but excludes:</p> <ol style="list-style-type: none"> a. any part of the site that provides legal access to another site; b. any part of a rear site that provides legal access to that site; c. any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981. <p>(National Planning Standard definition)</p>
outdoor living space	<p>means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.</p> <p>(National Planning Standard definition)</p>
outdoor storage	<p>means land used for the purpose of storing vehicles, equipment, machinery, natural and processed products, outside a fully enclosed building for periods in excess of 4 weeks in any one year.</p>
residential activity	<p>means the use of land and building(s) for people's living accommodation.</p> <p>(National Planning Standard definition)</p>
residential unit	<p>means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.</p> <p>(National Planning Standard definition)</p>

<u>residential visitor accommodation</u>	means the use of a residential unit for visitor accommodation.
<u>retail activity</u>	means a commercial activity that uses land and/or buildings for displaying or offering goods for sale or hire to the public.
<u>retirement village</u>	means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities. (National Planning Standard definition)
<u>river</u>	has the same meaning as in section 2 of the RMA (as set out below) means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; 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). (National Planning Standard definition)
<u>road</u>	has the same meaning as in section 2 of the RMA (as set out below) has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Roading Powers Act 1989 Section 315 of the Local Government Act 1974 road definition: road means the whole of any land which is within a district, and which— a. immediately before the commencement of this Part was a road or street or public highway; or b. immediately before the inclusion of any area in the district was a public highway within that area; or c. is laid out by the council as a road or street after the commencement of this Part; or d. is vested in the council for the purpose of a road as shown on a deposited survey plan; or e. is vested in the council as a road or street pursuant to any other enactment;— and includes f. except where elsewhere provided in this Part, any access way or service lane which before the commencement of this Part 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 or is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988; 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;—

	<p>h. <u>but, except as provided in the Public Works Act 1981 or in any regulations under that Act, does not include a motorway within the meaning of that Act or the Government Roding Powers Act 1989</u></p> <p><u>Section 2(1) of the Government Roding Powers Act 1989 motorway definition</u></p> <p><u>motorway—</u></p> <p>a. <u>means a motorway declared as such by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of this Act; and</u></p> <p>b. <u>includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but</u></p> <p>c. <u>does not include any local road, access way, or service lane (or the supports of any such road, way, or lane) that crosses over or under a motorway on a different level.</u></p> <p>(National Planning Standard definition)</p>
<p>service station</p>	<p>Means any site where the dominant activity is the retail sale of motor vehicle fuel (including petrol, LPG, CNG, and diesel), and may also include any one or more of the following:</p> <p>a. the sale of kerosene, alcohol based fuels, lubricating oils, tyre batteries, vehicle spare parts and other accessories normally associated with motor vehicles;</p> <p>b. mechanical repair and servicing of motors (includes motor cycles, caravans, boat motors, trailers);</p> <p>c. warrant of fitness testing;</p> <p>d. the sale of other merchandise where this is an ancillary activity to the sale of motor fuel and vehicle accessories;</p> <p>e. truck stops;</p> <p>f. light engineering;</p> <p>g. carwash facilities;</p> <p>h. other retail sales subsidiary to the main use of the site.</p>
<p>setback</p>	<p>Means the distance between a building and the boundary of its site. Where any building is required to be setback from any 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 by the proposed final site boundary.</p>
<p>site</p>	<p>means:</p> <p>a. <u>an area of land comprised in a single record of title under the Land Transfer Act 2017; or</u></p> <p>b. <u>an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or</u></p> <p>c. <u>the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or</u></p>

	<p>d. despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.</p> <p>(National Planning Standard definition)</p>
<u>structure</u>	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p>means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft.</p> <p>(National Planning Standard definition)</p>
<u>trade-based retail</u>	<p>means a business engaged in sales to businesses and institutional customers (but may also include sales to the general public) and consists only of suppliers of goods in one or more of the following categories:</p> <ol style="list-style-type: none"> automotive and/or marine suppliers; building suppliers; catering equipment suppliers; farming and agricultural suppliers; garden and landscaping suppliers; hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items); industrial clothing and safety equipment suppliers; and office furniture, equipment and systems suppliers.
<u>visitor accommodation</u>	<p>means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.</p> <p>(National Planning Standard definition).</p>
<u>water</u>	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>(a) means water in all its physical forms whether flowing or not and whether over or under the ground;</i></p> <p><i>(b) includes fresh water, coastal water, and geothermal water;</i></p> <p><i>(c) does not include water in any form while in any pipe, tank, or cistern.</i></p> <p>(National Planning Standard definition)</p>
<u>waterbody</u>	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>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.</i></p> <p>(National Planning Standard definition)</p>
<u>yard-based retail</u>	<p>means 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 where trade, business and general public customers are able to view items for sale and load, pick up or retrieve the goods, but does not include site access and parking.</p>