

SECTION 3 - DEFINITIONS

The following are definitions of terms used in the rules contained in this District Plan.

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.

Access Leg: in relation to a rear allotment or rear site, means the strip of land, which is included in the ownership of that allotment or site, and which provides the legal, physical access from the frontage legal road to the net area of the allotment or site.

Access Lot: means an allotment which provides the legal access or part of the legal access to one or more allotments, and which is held in the same ownership or by tenancy-in-common in the same ownership as the allotment(s) to which it provides legal access.

Accessory Building: in relation to any site means any separated building the use of which is incidental to that of any other principal building, or use 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.

Act: means the Resource Management Act 1991.

Accessway: means access way as defined in Section 315 of the Local Government Act 1974.

Allotment: for the purpose of subdivision means a lot, two or more adjoining lots to be held together, or any balance area, shown on a subdivision consent plan, **except that** in the case of land being subdivided under the cross lease or company lease systems or the Unit Titles Act 1972, allotment shall have the same meaning as **site**.

All Weather Standard: means a pavement which is trafficable under all weather conditions, and includes metalled and sealed surfaces.

Amenity Tree Planting: means tree planting for aesthetic, decorative or amenity purposes, or in the immediate vicinity of buildings.

Antenna: means a telecommunication apparatus used for transmission or reception including the antenna bracket or attachment but not any support mast or similar structure, and includes any satellite dish.

Aviation Activity: means the use of land, air, water and buildings for commercial aviation purposes.

Boundary: 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.

Internal Boundary: means any boundary of the net area of a site other than a road boundary and includes a side boundary.

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.

Side Boundary: means any boundary of a site generally at right angles to a road boundary.

Building: for the purposes of this Plan, means any structure or part of a structure whether temporary or permanent, movable or immovable, but does not include:

- a Any scaffolding or falsework erected temporarily for maintenance or construction purposes.
- b Fences, walls or retaining walls of 2m in height or less not used for advertising or for any purpose other than as a fence, retaining wall or wall.
- c Structures less than 5m² in area and in addition less than 2m in height.
- d Masts, poles, radio and television aerials (excluding dish antennae for receiving satellite television), less than 7m above ground level.
- e Any vehicle, trailer, tent, caravan or boat whether fixed or movable unless such vehicle, trailer, tent, caravan or boat shall be used as a place of accommodation, business or storage.

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

The following shall not be included in Building Coverage:

- a Pergolas.
- b That part of eaves and/or spouting or bay windows projecting 1m or less horizontally from any exterior wall.
- c Satellite dishes.
- d Uncovered terraces or decks.
- e Uncovered swimming pools.
- f Fences, walls and retaining walls.

Camping: means the use of land for rent, hire, donation or otherwise for reward for the purposes of placing or erecting on the land temporary accommodation such as tents, cabins or huts, or caravans or campervans, together with the provision of common water-supplies, cookhouses, sanitary fixtures or other premises and equipment. Any hut or cabin shall not contain ablution or cooking facilities.

Captive Balloon: means a non-powered balloon for advertising purposes, which is tethered to a site or structure on a site.

Carriageway: means that position of a road devoted particularly to the use of motor vehicles, inclusive of shoulders.

Commercial: means involving the payment of fees for hire or reward.

Commercial Activity: means the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment, or services, and includes shops, showrooms, travel and real estate agencies, 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 and visitor accommodation. Notwithstanding that service activities are excluded, commercial activity includes the ancillary manufacturing or repair of goods which have the same or similar effect on the environment as the retailing of those goods.

Commercial Livestock: means livestock bred, reared and/or kept on a property either primarily or partly for the purpose of commercial gain, but excludes domestic livestock.

Community Activities and Facilities: means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual wellbeing, but excludes recreational activities. A community activity includes schools, day-care facilities hospitals, doctors surgeries and other health professionals, churches, halls, libraries, community centres, emergency service facilities, courthouses, probation and detention centres.

Conservation Estate: refer Public Conservation Land

Council: means the Mackenzie District Council or any Committee, Sub-Committee, Community Board, Commissioner or person to whom the Council's powers, duties or discretions under this Plan have been lawfully delegated pursuant to the provisions of the Act. District Council shall have the same meaning.

Dairying: means the use of land or buildings primarily for the production of milk from dairy cows.

Daytime: for the purpose of noise control daytime means 0700-2100 hours Monday to Friday and 0900-1700 Saturday, excluding public holidays (Refer also nighttime)

District: means the Mackenzie District.

Domestic Livestock: means

- a Not more than 12 adult poultry in a Residential Zone, not more than 30 adult poultry in the Rural-residential zone, or not more than 50 adult poultry in a Rural Zone; bred, reared and/or kept on a property; and
- b Any number of livestock bred, reared and/or kept on a property for family consumption, or as pets, or for hobby purposes and from which little or no financial gain is derived.

Earthworks: means the disturbance of land surfaces by the removal or depositing of material, excavation, filling or the formation of roads, banks or tracks, but excludes the cultivation of land. Excavation for the purpose of land drainage is included within the definition of earthworks.

Effluent: Liquid wastes and sludges including agricultural and industrial waste waters and domestic and municipal sewage and sludges.

Elderly Persons Housing: means a group of residential units developed solely for the accommodation of elderly persons, which is owned collectively by one organisation and within which accommodation is provided on a rental or similar basis.

Emergency Service Facilities: means those facilities of authorities which are responsible for the safety and welfare of the people and property in the community and includes fire stations, ambulance stations and police stations.

Erection of a Building: in relation to a subdivision means the completion of all framing, fire walls, fire ceilings and fire floors, and the affixing of all roof materials.

Erosion Control Planting: means tree planting for river bank and slope stability and protection.

Exotic: in relation to trees and plants means species which are not indigenous to that part of New Zealand.

Exploration: 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.

Factory Farming: means:

- a the use of land and/or buildings for the production of commercial livestock where the regular feed source for such livestock is substantially provided other than from grazing the site concerned; and
- b boarding of animals;
- c mushroom farming; and
- d the production, collection and disposal of all effluent on the site.

Farm Base Area: means a Farm Base Area identified in Appendix S of this District Plan.

Farm Building: means a building the use of which is incidental to the use of the site for a farming activity (refer definition) and includes residential units and accommodation used predominantly for people engaged in farming activity and their families.

Farming Activity: means the use of land, buildings or water for the primary purpose of the production of vegetative matter and/or commercial livestock, and includes the on-site sale of produce grown or reared on the site. Farming activity does not include residential activity, home occupations, factory farming, forestry activity or the disposal of effluent beyond the level normally required to sustain the productive use of the land.

Flood Risk: high flood risk and low flood risk shall have the following meanings:

High Flood Risk: means areas where the product of water depth (metres) multiplied by velocity (metres per second) equals or exceeds 1 in areas subject to inundation during an event of 0.2% Annual Exceedance Probability.

Low Flood Risk: means areas where the product of water depth (metres) multiplied by velocity (metres per second) is less than 1 in areas subject to inundation in an event of 0.2% Annual Exceedance Probability.

Floor Height: means the top surface of the ground floor of a building prior to the installation of any covering.

Forestry Activity: means the use of land primarily for the purpose of planting, tending, managing and harvesting of trees for timber production. Forestry does not include shelter belts (refer definition), amenity tree planting (refer definition), or erosion control planting (refer definition).

Formed Road: means a road with a carriageway constructed to an all-weather standard with a minimum carriageway width of 3m.

Front Lot: means a site having a length of frontage to a public road or roads of equal to or greater than 12 metres.

Frontage: means the road boundary of any site.

Full-time Equivalent Persons: means the employment of a person or persons for an average total of 8 hours per day assessed over any 14 day period.

Garage: 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.

Gross Floor Area: means the sum of the gross area of the several floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings.

Ground Level: means the finished ground level when all works associated with any prior subdivision of the land were completed, prior to excavation of a building platform.

Group Visits: means pre-booked visits to a site by groups of people organised collectively.

Handcrafts: 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.

Hapu: means sub tribe, class or section of a large tribe.

Hard Surface: means, in relation to any site, any part of that site which is impermeable and includes:

- a Concrete, bitumen or similar driveways, paths or other areas paved with a continuous surface or with open jointed slabs, bricks, gobi or similar blocks; or hardfill driveways that effectively put a physical barrier on the surface of any part of the site.
- b Any area used for parking, manoeuvring, access or loading of motor vehicles.
- c Any area paved with a continuous surface or with open jointed slabs, bricks, gobi or similar blocks.

The following shall not be included in the definition of hard surface:

- a Paths of less than 1 metre in width.
- b Shade houses, glass houses and tunnel houses not having solid floors.

Heavy Vehicle: 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. (The Heavy Motor Vehicle Regulations 1974)

Height: in relation to a building means the vertical distance between ground level at any point and the highest part of the building immediately above that point.

For the purpose of calculating height, account shall be taken of parapets but not of poles, towers, turrets, chimneys, ventilation shafts, lift towers, machinery rooms, stair wells, water towers, cooling towers or finials, provided that such features:

- a Do not exceed the maximum height normally permitted in the zone by more than 3.0m.
- b Do not exceed an aggregate floor area of 20 sq m or 10% of the area of the roof to the storey immediately below such structures, whichever is the lesser.
- c Do not exceed a dimension of 6m, measured in any direction.

In addition for the purpose of calculating height, account shall be not be taken of radio and television aerials and other telecommunication antennas that are attached to buildings and are no more than 1m squared in area on any side or 1200mm in diameter, provided the maximum height normally permitted by the rules for the zone is not exceeded by more than 3 metres.

Home Occupation: means the use of a site for an occupation, business, trade or profession which is secondary and incidental to the use of that site for a residential activity and which is undertaken by person(s) living permanently on the site, but excludes homestays.

Home Stay: means use and occupancy of bed space in a residential unit for visitor accommodation including bed and breakfast and farmstay.

Indigenous Vegetation: means a plant community in which species indigenous to that part of New Zealand are important in terms of coverage, structure and/or species diversity. For these purposes coverage by indigenous species or number of indigenous species shall exceed 30% of the total area or total number of species present, where structural dominance is not attained. Where structural dominance occurs (that is indigenous species are in the tallest stratum and are visually conspicuous) coverage by indigenous species shall exceed 20% of the total area.

Industrial Activity: means the use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing, or associated storage of goods and includes engineering servicing.

Iwi: means tribe with authority in an area.

Kai Tahu (Ngai Tahu): Iwi or tribe with authority in Te Waipounamu.

Kaitiaki: means guardians.

Kaitiakitoka (kaitiakitonga): means exercise of guardianship by the takata whenua.

Kati Huirapa: means hapu with mana whenua within the area from the Rakaia River to the Waitaki River.

Kaumatua: means a respected elderman.

Koiwi Takata: means burial remains.

Lake: means a permanent body of freshwater entirely or nearly surrounded by land.

Landscaping: Means the planting of live materials such as trees, shrubs, grasses, ground cover or other horticultural materials and also includes lawns, water, rocks, paved areas or amenity features, the whole of such provision being so arranged as to improve visual amenity and/or human use and enjoyment and/or partially or wholly screen activities or buildings, and/or to provide protection from climate.

Living Area: means any room in a residential unit other than a room used principally as a bedroom, laundry or bathroom.

Loading Space: means a portion of a site, whether covered or not, clear of any road or service lane upon which a vehicle can stand while being loaded or unloaded. Such loading space shall have vehicular access to a road or service lane.

Mahika (Mahinga) Kai: means food gathering areas.

Mana whenua: means customary authority exercised by an iwi or hapu in an area.

Manufacturing of Hazardous Substances: 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.

Mast: means any pole, tower or similar structure designed to carry antennas or dish antennas or otherwise to facilitate broadcasting and telecommunications.

Mineral: means a naturally occurring inorganic substance beneath or at the surface of the earth, whether or not under water; and includes all metallic minerals, non-metallic minerals, fuel minerals, precious stones, industrial rocks and building stones, and a prescribed substance within the meaning of the Atomic Energy Act 1945.

Mining Activity: means to take, win or extract, by whatever means a mineral existing in its natural state in land, or a chemical substance from that mineral, for the purpose of obtaining the mineral or chemical substance; but does not include prospecting or exploration.

Minor Unit: means a residential unit of not more than 50m² gross floor area and of not more than 4 metres in height above natural ground level.

Motorised Craft: means any water craft powered by an engine.

Mustering huts: means huts used for the purpose of short term shelter during mustering and other farm activities.

Net Area: in relation to a site or allotment, means the total area of the site or allotment less any area subject to a designation for any purpose, and/or any area contained in the access to the site or allotment, and/or any strip of land less than 6m in width.

Nighttime: For the purpose of noise control nighttime means all those hours which are not daytime i.e. 2400-0700 and 2100-2400 hours Monday to Friday; 2400-0900 and 1700-2400 hours Saturday, all Sunday and public holidays (refer daytime).

Noise: The following definitions shall apply in relation to noise:

- a dBA - means A-frequency-weighted sound pressure level in decibels relative to a reference sound pressure of 20 micropascals. See NZS 6801:1991 clause 2.1 definitions of frequency, sound pressure, reference sound pressure, sound pressure level, decibel, weighting, and sound level.
- b L10 - means the L10 exceedance level, in A-frequency-weighted decibels, which is equalled or exceeded ten percent of the total measurement time. See NZS 6801:1991 clause 2.2 definition of exceedance level.
- c Lmax - means the maximum A-frequency-weighted sound level (dBA Lmax) during a stated time period. See NZS 6801:1991 clause 2.1 definition of maximum sound level.
- d Noise limit - means a L10 or Lmax sound level in A-frequency-weighted decibels that is not to be exceeded.

Notional Boundary: means a line 20 metres from the facade of any rural dwelling or the legal boundary where this is closer to the dwelling.

Outdoor Recreation Activity: means a recreation activity undertaken entirely outdoors with buildings limited to use for public shelter, toilet facilities, information and ticketing.

Outdoor Storage: 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.

Parking Space: means a space on a site available at any time for accommodating one stationary motor vehicle. Such parking space shall not be located on any access or outdoor living space and shall have vehicular access to a road or service lane.

Pastoral Intensification: means subdivisional fencing and/or topdressing and oversowing.

Principal Building: means a building, buildings or part of a building accommodating the activity for which the site is primarily used.

Prospecting: means any activity undertaken for the purpose of identifying land likely to contain exploitable mineral deposits or occurrences; and includes:

- a geological, geochemical, and geophysical surveys; and
- b the taking of samples by hand or hand held methods; and
- c aerial surveys.

Public Area: means those parts of a building normally available for use by the general public exclusive of any service or access areas of the building.

Public Conservation Land: means reserves, wildlife reserves, stewardship land (as referred to in the Conservation Act 1987) and National Parks administered by the Department of Conservation.

Radiocommunications Facility: means any device capable of transmitting, receiving, emitting or broadcasting electromagnetic waves such as aerials, dishes, antennas, cables, lines, wires and associated equipment/apparatus, as well as support structures such as towers, masts and poles and ancillary buildings, and as defined in the Telecommunications Act 1987 and its amendments.

Rear Lot: means a site having a length of frontage to a public road or roads of less than 12 metres.

Recession Lines: means lines constructed from points on or above a boundary surface or a road surface, the angle of inclination of which is measured from the horizontal, at right angles to a site boundary and in towards the site. No building features shall protrude through or above the building envelope constructed by recession lines except the following:

- a Chimneys, ventilation shafts, roof water tanks, lift and stair shafts and spires, poles and masts less than 9m above ground level, provided the maximum dimension thereof measured parallel to the boundary under consideration shall not exceed 3m, and provided for buildings over three (3) storeys, such features are contained within or are sited directly against the outside structural walls; and
- b In Residential Zones where a single gable end with a base (excluding eaves) of 7.5m or less faces a boundary and a recession plane strikes no lower than half way between the eaves and ridge line, a gable end may penetrate the recession lines.
- c Where the land immediately adjoining the site boundary forms part of a right-of-way or access strip, the recession lines shall be calculated from the far side of the right-of-way or access strip.

Recreational Activity: means the use of land, air, water and buildings for the primary purpose of recreation and entertainment but does not include commercial aviation activity.

Relocatable: means not intended for permanent location on any site and readily capable of removal for relocation to another site.

Relocation: in relation to a building, means the removal and re-siting of any building from any site to a new site.

Reserve: means a reserve in terms of the Reserves Act 1977.

Residential Unit: means a residential activity which consists of a single self contained housekeeping unit, whether of one or more persons, and includes accessory buildings and a family flat. Where more than one kitchen facility is provided on the site, other than a kitchen facility in a family flat, there shall be deemed to be more than one residential unit.

Residential Activity: means the use of land and buildings by people for the purpose of permanent living accommodation, including all associated accessory buildings, leisure activities and the keeping of domestic livestock. For the purpose of this definition, residential activity shall include residential community care homes for up to and including six people and management staff, and emergency and refuge accommodation.

Retail Sales: 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 and includes restaurants and takeaway bars, but excludes recreational activities.

Right of Way: 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.

Riparian Margin: means land adjacent to a waterbody which contributes to the natural functioning, quality and character of the waterbody and its ecosystem.

River: means a permanently or intermittently flowing body of freshwater with a formed and recognisable bed, 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).

River Protection Work: 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, the clearance of vegetation and debris from flood fairways, stopbanks, access tracks, rockwork, anchored trees, wire rope and other structures.

Road: means road as defined in Section 315 of the Local Government Act 1974.

Service Activity: means the use of land and buildings for the primary purpose of the transport, storage, maintenance or repair of goods.

Service Lane: means service lane as defined in Section 315 of the Local Government Act 1974.

Service Station: 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:

- a the sale of kerosene, alcohol based fuels, lubricating oils, tyres, batteries, vehicle spare parts and other accessories normally associated with motor vehicles;
- b mechanical repair and servicing of motors (includes motor cycles, caravans, boat motors, trailers);
- c warrant of fitness testing;

- d the sale of other merchandise where this is an ancillary activity to the sale of motor fuel and vehicle accessories;
- e truck stops;
- f light engineering;
- g car wash facilities;
- h other retail sales subsidiary to the main use of the site.

Setback: 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, unless specifically permitted by the Rules in the Plan, shall be closer to the site boundary than the minimum distance specified. Where any road widening is required by this Plan, the setback shall be calculated from the proposed final site boundary.

Shelter Belt: means trees or vegetation planted predominately to provide shelter limited to a maximum average width of 15 metres from stem to stem.

Sign: means any sign, mural 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 signage 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.

Site: means

- 1 an area of land which is:
 - a comprised in a single allotment in a single certificate of title; or
 - b comprised in a single lot or balance area on an approved survey plan of subdivision for which a separate certificate of title could be issued without further consent of the Council, being in any case the smaller land area of i or ii; or
- 2 an area of land which is comprised of two or more adjoining lots held together in one certificate of title in such a way that the lots cannot be dealt with separately without prior consent of the Council; or
- 3 an area of land which is comprised of two or more adjoining lots held in two or more certificates of title where such titles are:
 - a subject to a condition imposed under Section 37 of the Building Act or Section 643 of the Local Government Act 1974; or
 - b held together in such a way that they cannot be dealt with separately without the prior consent of the Council;

except that:

- 1 in the case of land subdivided under the cross lease or company lease systems (other than strata titles), a site shall mean an area of land containing:
 - 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
 - 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
- 2 in the case of land subdivided under the Unit Titles Act 1972 (other than strata titles), site shall mean an area of land containing a principal unit or proposed unit on a unit plan together with its accessory units; and

- 3 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.

Takata Whenua (tangata whenua): means iwi or hapu that holds mana whenua over an area.

Taoka (taonga): means treasured possessions, both tangible and intangible.

Te Waipounamu: means the South Island.

Telecommunication Facility: means any telecommunication line, telephone exchange, telephone booth, telephone cabinet or pay phone, or any other structure facility or apparatus intended for the purpose of effecting telecommunications as defined in the Telecommunications Act 1987 and its amendments.

Telecommunication Line: means a wire or wires or a conductor of any kind (including a fibre optic cable) used or intended to be used for telecommunication and includes any pole, insulator, casing, minor fixture, tunnel or other equipment or material used or intended to be used for supporting, enclosing, surrounding or protecting any such wire or conductor; and also includes any part of a line, and as defined in the Telecommunications Act 1987 and its amendments.

Temporary Military Training Activity: means a temporary activity which is undertaken for Defence Purposes. Defence Purposes are those in accordance with the Defence Act 1990. The Defence Act also enables access to Defence Areas, which includes areas utilised for temporary military training activities, to be restricted.

Tikaka Maori: means Maori tradition and custom, including protocol and ceremony, values and beliefs.

Tino rakitirataka (rangitiratanga): means full authority of chieftainship, including the right to permit or deny other, inherent sovereignty.

Trade Supply Retail: means a business engaged in sales to businesses, and may also include sales to the general public, and wholly consists of suppliers of goods in one or more of the following:

- Automotive supplies, farming and agricultural supplies, and marine supplies;
- Building supplies;
- Garden and landscaping supplies;
- Farming and agricultural supplies;
- Hire services (excluding hire of books, DVD and video);
- Office furniture, equipment and systems supplies.

Trade Waste: means liquid waste, other than waste from staff ablutions or staff kitchen facilities, which requires connection with a Council reticulated sewerage system.

Tree Planting: includes forestry, amenity tree planting and shelter belts.

Utility: means facilities, structures and works necessary for, incidental to and associated with providing the following:

- a the generation and transmission of energy;
- b transportation networks and navigational aids;
- c the storage, treatment and conveyance of water and sewage;
- d the disposal of waste;

- e radiocommunications and telecommunications;
- f the protection of the community from natural hazards;
- g monitoring and observation of weather.

Vegetation Clearance: means the felling, clearing or modification of trees or any vegetation by cutting, crushing, cultivation, spraying or burning. Clearance of vegetation shall have the same meaning.

Vehicle Crossing: 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.

Vehicle Trip: means a single journey to or from a particular site by a person or persons in a motor vehicle.

Visitor Accommodation: means the use of land and buildings for short-term, commercial, living accommodation where the length of stay for any one visitor is not greater than 3 months at any one time. Visitor accommodation may include some centralised services or facilities, such as food preparation, dining and sanitary facilities, conference, recreation and bar facilities, and associated parking areas for the use of those living on the site.

Waahi tapu: means places of sacred or extreme importance.

Wetland: means a permanently or intermittently wet area, shallow water and land water margins that supports a natural ecosystem of plants and animals that are adapted to wet conditions.

Wilding Trees: means self-sown exotic trees.

Yard Based Retailing: 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.