

APPENDIX 1

SECTION 42A REPORT RECOMMENDATIONS VERSION



Definitions

Notes:

1. *No fill = definitions which are operative and not within the scope of PC23, PC24, PC25, PC26 and/or PC27.*
2. *Pink fill = terms which are limited in their application to the residential, commercial and mixed use and general industrial zones. However, Plan Changes 23, 24, 25, 26 and 27 propose to extend the application of these terms to those chapters introduced through these plan changes, where the terms are used in those chapters.*
3. *Green fill = definitions proposed to be added through PC23, PC24, PC25, PC26 and/or PC27. It is indicated in the lefthand column which plan change(s) any definition is within the scope of.*
4. *Yellow fill = terms that are from the Operative Plan, but which are proposed to be amended through PC23, PC24, PC25, PC26 and/or PC27. Those changes proposed through the relevant plan change(s) are shown using tracking **bold underline** and **bold strikethrough**.*
5. *Any changes to definitions recommended in a Section 42A Report are shown using underline or strikethrough.*

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.

Primary Activity	Subset Activities	Subset Activities
boundary	internal boundary road boundary side boundary	
commercial activity	commercial visitor accommodation	
	retail activity	food and beverage outlet
		service station
		trade-based retail
	home business	yard-based retail
community facilities	emergency service facilities	
industrial activity	heavy industrial activity	
residential unit	minor residential unit	
earthworks	<u>land disturbance</u> ¹	

Definitions

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.
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¹ PC27: Transpower (11.17)

accessway (PC27)	means the area of land that provides access between any boundary and the <u>net site</u> area of the site or sites it serves. It includes any rights of way, access lot, access leg or private road. ²
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)
accessory building	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)
agricultural aviation activities (PC23)	means intermittent aircraft and helicopter movements for primary production activities, including stock management, frost management, topdressing, the application of fertiliser, agrichemicals, or vertebrate toxic agents; and conservation activities for biosecurity, or biodiversity purposes. ³
aircraft movement (PC23)	means a single flight operation (landing or departure) of any aircraft, excluding helicopters. ⁴
airfield (PC23)	means any area of land intended or designed to be used, whether wholly or partly, for aircraft movement or servicing, excluding helicopters.
airport (PC23)	has the same meaning as section 2 of the RMA (as set out below) <i>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.</i>
allotment (PC25, PC27)	has the same meaning as in section 218 of the RMA (as set out below) (2) In this Act, the term allotment means— <ul style="list-style-type: none"> a. <i>any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not—</i> <ul style="list-style-type: none"> i. <i>the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or</i> ii. <i>a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or</i> b. <i>any parcel of land or building or part of a building that is shown or identified separately—</i> <ul style="list-style-type: none"> i. <i>on a survey plan; or</i> ii. <i>on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or</i> c. <i>any unit on a unit plan; or</i> d. <i>any parcel of land not subject to the Land Transfer Act 2017.</i> (3) For the purposes of subsection (2), an allotment that is—

² PC27: NZTA (14.01)³ PC23: NZAAA (2.01)⁴ PC23: NZAAA (2.03), Aviation NZ (19.02)

	<p>a. <i>subject to the Land Transfer Act 2017 and is comprised in 1 record of title or for which 1 record of title could be issued under that Act; or</i></p> <p>b. <i>not subject to that Act and was acquired by its owner under 1 instrument of conveyance—</i></p> <p><i>shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this Act or by a subdivisional approval under any former enactment relating to the subdivision of land.</i></p> <p>(4) <i>For the purposes of subsection (2), the balance of any land from which any allotment is being or has been subdivided is deemed to be an allotment.</i></p> <p>(National Planning Standard definition)</p>
all weather standard (PC27)	means a pavement which is trafficable under all weather conditions, and includes metalled and sealed surfaces.
ancillary activity	means an activity that supports and is subsidiary to a primary activity. (National Planning Standard definition)
ancillary structure	means any:
	<p>a. boundary fence less than 2m in height;</p> <p>b. decking less than 1m in height;</p> <p>c. free standing mailboxes;</p> <p>d. washing lines;</p> <p>e. raised garden beds; and</p> <p>f. other small decorative structures less than 1m² in gross floor area and 2m in height.</p>
antenna (PC26)	means <u>a device that receives or transmits radiocommunication or telecommunication signals, but not a small cell unit</u> 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. ⁵
arterial road (PC27)	means a road that has a significant role in the function of the regional or local economy, having its access standards determined principally on its function and traffic volumes.

⁵ PC26: CRC (19.01)

bed	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>means –</i></p> <p>(a) <i>in relation to any river –</i></p> <ul style="list-style-type: none"> (i) <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:</i> (ii) <i>in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and</i> <p>(b) <i>in relation to any lake, except a lake controlled by artificial means, –</i></p> <ul style="list-style-type: none"> (i) <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:</i> (ii) <i>in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and</i> <p>(c) <i>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</i></p> <p>(d) <i>in relation to the sea, the submarine areas covered by the internal waters and the territorial sea.</i></p> <p>(National Planning Standard definition)</p>
bore (PC25, PC27)	<p>means any hole drilled or constructed in the ground that is used to:</p> <ul style="list-style-type: none"> (a) investigate or monitor conditions below the ground surface; or (b) abstract gaseous or liquid substances from the ground; or (c) discharge gaseous or liquid substances into the ground; <p>but it excludes test pits, trenches, soak holes and soakage pits.</p> <p>(National Planning Standard definition)</p>
boundary	<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>
boundary adjustment (PC27)	<p>means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of allotments.</p> <p>(National Planning Standard definition)</p>
building	<p>means a temporary or permanent movable or immovable physical construction that is:</p> <ul 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.</p> <p>(National Planning Standard definition)</p>
building coverage	<p>means the percentage of the net site area covered by the building footprint.</p> <p>(National Planning Standard definition)</p>
building footprint	<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.</p> <p>(National Planning Standard definition)</p>
camping ground (PC23)	<p>means visitor accommodation that involves the use of any land, building or structure for the establishment or operation of a camping ground. Camping ground has the meaning set out in the Camping Ground Regulations 1985.</p>

cleanfill area (PC23)	means an area used exclusively for the disposal of cleanfill material. (National Planning Standard definition)
cleanfill material (PC27)	means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of: <ol style="list-style-type: none"> combustible, putrescible, degradable or leachable components; hazardous substances and materials; products and materials derived from hazardous waste treatment, stabilisation or disposal practices; medical and veterinary wastes, asbestos, and radioactive substances; contaminated soil and other contaminated materials; and ⁶ liquid wastes. (National Planning Standard definition)
collector road (PC27)	means a road that is a locally preferred route between or within areas of population or activity. It collects, distributes or links traffic from the arterial network, and has property access as a high priority.
commercial activity	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)
commercial forest or commercial forestry (PC23, PC24, PC25)	has the same meaning as in Section 3 of the National Environmental Standard for Commercial Forestry (as set out below) <i>means exotic continuous-cover forestry or plantation forestry.</i>
commercial forestry activity (PC23)	has the same meaning as in Section 3 of the National Environmental Standard for Commercial Forestry meaning any activity regulated under subparts 1 to 9 of Part 2 of those regulations that is conducted in commercial forestry.
commercial visitor accommodation	means land and buildings used for any form of visitor accommodation that is not defined as residential visitor accommodation, including: <ol style="list-style-type: none"> backpackers; camping grounds; hostels; hotels; motels; motor inns; and tourist lodges.
community corrections activity	means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.
community facility	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)

⁶ PC27: CRC (31.01)

conservation activity (PC23)	means the use of land for any activity undertaken for the purposes of the preservation and protection of natural and historic resources for the purpose of maintaining their intrinsic values, providing for their appreciation and recreational enjoyment by the public, and safeguarding the options of future generations.
contaminant (PC25, PC27)	has the same meaning as in section 2 of the RMA (as set out below) <i>includes any substance (including gases, odorous compounds, liquids, solids, and micro-organisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat—</i> <i>(a) when discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or</i> <i>(b) when discharged onto or into land or into air, changes or is likely to change the physical, chemical, or biological condition of the land or air onto or into which it is discharged.</i>
	(National Planning Standard definition)
customer connection (PC26)	means a telecommunication line that connects a telecommunications distribution network to a premises for the purpose of enabling a facility operator to provide telecommunication services to a customer. ⁷
discharge (PC23, PC24, PC25, PC27)	has the same meaning as in section 2 of the RMA (as set out below) <i>includes emit, deposit, and allow to escape.</i>
	(National Planning Standard definition)
drinking water (PC25, PC27)	means water intended to be used for human consumption; and includes water intended to be used for food preparation, utensil washing, and oral or other personal hygiene.
	(National Planning Standard definition)
dust (PC27)	means all non-combusted solid particulate matter that is suspended in the air, or has settled after being airborne. Dust may be derived from materials including rock, sand, cement, fertiliser, coal, soil, paint, animal products and wood.
	(National Planning Standard definition)
earthworks (PC23, PC24, PC25, PC26, PC27)	means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.
	(National Planning Standard definition)
educational facility	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)
effect	has the same meaning as in section 3 of the RMA (as set out below) <i>includes –</i> <i>(a) any positive or adverse effect; and</i> <i>(b) any temporary or permanent effect; and</i> <i>(c) any past, present, or future effect; and</i> <i>(d) any cumulative effect which arises over time or in combination with other effects –</i>

⁷ PC26: Telcos (2.02)

	<p><i>regardless of the scale, intensity, duration, or frequency of the effect, and also includes –</i></p> <p><i>(e) any potential effect of high probability; and</i></p> <p><i>(f) any potential effect of low probability that has a high potential impact.</i></p> <p>(National Planning Standard definition)</p>
electricity distribution corridor (PC26)	means 10m either side of the centreline of above ground 33kV distribution line, or 10m in any direction from the outer visible edge of a distribution line support structure.
emergency service facility	means those facilities of authorities which are responsible for the safety and welfare of people and property in the community and includes fire stations, ambulance stations and police stations.
environment	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>includes –</i></p> <ul style="list-style-type: none"> <i>a. ecosystems and their constituent parts, including people and communities; and</i> <i>b. all natural and physical resources; and</i> <i>c. amenity values; and</i> <i>d. the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters.</i> <p>(National Planning Standard definition)</p>
esplanade reserve (PC27)	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>means a reserve within the meaning of the Reserves Act 1977—</i></p> <ul style="list-style-type: none"> <i>a. which is either—</i> <ul style="list-style-type: none"> <i>i. a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or</i> <i>ii. a reserve vested in the Crown or a regional council under section 237D; and</i> <i>b. which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229.</i> <p>(National Planning Standard definition)</p>
equivalent car movement (PC27)	<p>means the total vehicle movements to or from a particular site, calculated as follows:</p> <ul style="list-style-type: none"> <i>a. 1 car to and from the site = two car movements.</i> <i>b. 1 truck to and from a property = six car movements; and</i> <i>c. 1 truck and trailer to and from a property = 10 equivalent car movements.⁸</i>
esplanade strip (PC27)	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>means a strip of land created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229.</i></p> <p>(National Planning Standard definition)</p>
exotic continuous-cover forest or	has the same meaning as in Section 3 of the National Environmental Standard for Commercial Forestry (as set out below)

⁸ PC27: NZTA (14.12)

exotic continuous-cover forestry (PC23, PC24, PC25)	<p>(a) means a forest that is deliberately established for commercial purposes, being at least 1 ha of continuous forest cover of exotic forest species that has been planted and—</p> <ul style="list-style-type: none"> (i) will not be harvested or replanted; or (ii) is intended to be used for low-intensity harvesting or replanted; and <p>(b) includes all associated forestry infrastructure; but</p> <p>(c) does not include—</p> <ul style="list-style-type: none"> (i) a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or (ii) forest species in urban areas; or (iii) nurseries and seed orchards; or (iv) trees grown for fruit or nuts; or (v) long-term ecological restoration planting of indigenous forest species; or (vi) willows and poplars space planted for soil conservation purposes.
exotic forest (PC23, PC24, PC25)	<p>has the same meaning as in Section 3 of the National Environmental Standard for Commercial Forestry (as set out below)</p> <p><i>means a forest that consists of 50% or more exotic forest species by basal area.</i></p>
farm base area (PC23)	<p>means a Farm Base Area identified <u>in Appendix S of this District Plan on the Planning Maps.</u></p>
farm building (PC23)	<p>means a building the use of which is incidental to the use of the site for a farming activity, dairying and intensive primary production and does not include residential units or other buildings used for residential activity.</p> <p><u>Small Farm Building:</u> means a farm building with a maximum building footprint of 10 metres x 10 metres and a maximum height of 8 metres.</p> <p><u>Large Farm Building:</u> means a farm building with either a building footprint greater than 10 metres x 10 metres or with a height greater than 8 metres.⁹</p>
farm quarry (PC23)	<p>an open pit or excavation from which domestic quantities of soil, stone, gravel or mineral is extracted for farming activities on land associated with the farming property, including that which the farm quarry is situated on. It does not include earthworks or the use of land and accessory buildings for offices, workshops, and car parking areas associated with the operation of the farm quarry.¹⁰</p>
fertiliser (PC23)	<p>means a substance or biological compound or mix of substances or biological compounds in solid or liquid form, that is described as, or held out to be suitable for, sustaining or increasing the growth, productivity or quality of soils, plants or, indirectly, animals through the application to plants or soil of any of the following:</p> <ul style="list-style-type: none"> (a) nitrogen, phosphorus, potassium, sulphur, magnesium, calcium, chlorine, and sodium as major nutrients; or (b) manganese, iron, zinc, copper, boron, cobalt, molybdenum, iodine, and selenium as minor nutrients; or (c) fertiliser additives to facilitate the uptake and use of nutrients; or

⁹ PC23: Clause 10(2)(b) relating to Simpson Family (16.24) and Rooney Group (49.03)

¹⁰ PC23: Clause 10(2)(b) relating to Fed Farmers (27.30)

	<p>(d) non-nutrient attributes of the materials used in fertiliser. It does not include livestock effluent, human effluent, substances containing pathogens, or substances that are plant growth regulators that modify the physiological functions of plants.</p> <p>(National Planning Standard definition)</p>
food and beverage outlet	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.
fresh water	has the same meaning as in section 2 of the RMA (as set out below) <i>means all water except coastal water and geothermal water.</i> (National Planning Standard definition)
functional need (PC23, PC24, PC25, PC26)	means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment.
	(National Planning Standard definition)
greywater (PC23, PC24, PC25, PC27)	means liquid waste from domestic sources including sinks, basins, baths, showers and similar fixtures, but does not include sewage, or industrial and trade waste.
	(National Planning Standard definition)
gross floor area	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: <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. (National Planning Standard definition)
ground level	means: <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. ' (National Planning Standard definition)
habitable room	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.
	(National Planning Standard definition)
harvest of closed canopy wilding conifers	means felling trees, extracting trees, thinning <u>(including production thinning)</u> tree stems and extraction for sale or use <u>(production thinning)</u> , processing of wilding conifers trees into logs, <u>and the</u> <u>or</u> loading of logs onto trucks <u>for</u> removal from the site <u>delivery to processing/milling plants.</u> ¹¹

¹¹ PC23: PF Olsen (24.05), Clause 10(2)(b) relating to CRC (45.02) and Clause 16(2), Schedule 1

(PC23)	
hazardous substances (PC26)	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. The Hazardous Substances and New Organisms Act 1996 defines hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance—</i></p> <p class="list-item-l1">(a) <i>with 1 or more of the following intrinsic properties:</i></p> <p class="list-item-l2">(i) <i>explosiveness:</i></p> <p class="list-item-l2">(ii) <i>flammability:</i></p> <p class="list-item-l2">(iii) <i>a capacity to oxidise:</i></p> <p class="list-item-l2">(iv) <i>corrosiveness:</i></p> <p class="list-item-l2">(v) <i>toxicity (including chronic toxicity):</i></p> <p class="list-item-l2">(vi) <i>ecotoxicity, with or without bioaccumulation; or</i></p> <p><i>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 1 or more of the properties specified in paragraph (a).</i></p> <p>(National Planning Standard definition)</p>
healthcare facility (PC27)	<p>means land or buildings used for the provision of physical and mental health services, or health-related welfare services, for people by registered health practitioners (approved under the Health Practitioners Competence Assurance Act 2003) including, but not necessarily limited to:</p> <p class="list-item-l1">a. medical practitioners;</p> <p class="list-item-l1">b. dentists and dental services;</p> <p class="list-item-l1">c. opticians;</p> <p class="list-item-l1">d. physiotherapists;</p> <p class="list-item-l1">e. medical social workers and counsellors;</p> <p class="list-item-l1">f. midwives;</p> <p class="list-item-l1">g. paramedical practitioners;</p> <p>and includes the following facilities:</p> <p class="list-item-l1">h. diagnostic laboratories;</p> <p class="list-item-l1">i. day care facility for the elderly and disabled;</p> <p class="list-item-l1">j. integrated family health centre;</p> <p class="list-item-l1">k. ancillary offices and retail activity;</p> <p class="list-item-l1">l. ancillary parking and loading and signs;</p> <p class="list-item-l1">m. the provision of physical fitness facilities, such as gyms and pools where ancillary to a hospital or health care facility;</p> <p>but excludes facilities for:</p> <p class="list-item-l1">n. beauty clinics; and</p> <p class="list-item-l1">o. health care within a retirement village.</p>
heavy industrial activity	<p>means:</p> <p class="list-item-l1">a. Blood or offal treating</p> <p class="list-item-l1">b. Bone boiling or crushing</p> <p class="list-item-l1">c. Burning of municipal, commercial or industrial wastes</p> <p class="list-item-l1">d. Collection and storage of used bottles for sale</p> <p class="list-item-l1">e. Crematoriums</p> <p class="list-item-l1">f. Dag crushing</p> <p class="list-item-l1">g. Fellmongering</p> <p class="list-item-l1">h. Fish cleaning</p> <p class="list-item-l1">i. Fish curing</p>

	<ul style="list-style-type: none"> j. Flax pulping k. Flock manufacturing, or teasing of textile materials for any purpose l. Gut scraping and treating m. Nightsoil collection and disposal n. Slaughtering of animals for any purpose other than human consumption o. Storage, drying, or preserving of bones, hides, hoofs, or skins p. Tallow melting q. Tanning r. Wood pulping s. Wool scouring
heavy vehicle (PC27)	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	means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point. (National Planning Standard definition)
height in relation to boundary	means the height of a structure, building or feature, relative to its distance from either the boundary of: <ul style="list-style-type: none"> a. a site; or b. another specified reference point. (National Planning Standard definition)
helicopter landing area (PC23)	means any area of land, building or structure intended or designed to be used, whether wholly or partly, for helicopter movement or servicing, including heliports and helipads.
helicopter movement (PC23)	means a single helicopter flight operation (landing or departure) of any helicopter. Maintenance procedures are excluded. ¹²
highly productive land (PC23)	means land classified as Land Use Capability classes 1, 2, or 3 as determined in accordance with the National Policy Statement for Highly Productive Land 2022.
historic heritage (PC27)	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p class="list-item-l1">(a) <i>means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:</i></p> <p class="list-item-l2">(i) <i>archaeological:</i></p> <p class="list-item-l2">(ii) <i>architectural:</i></p> <p class="list-item-l2">(iii) <i>cultural:</i></p> <p class="list-item-l2">(iv) <i>historic:</i></p> <p class="list-item-l2">(v) <i>scientific:</i></p> <p class="list-item-l2">(vi) <i>technological; and</i></p> <p><i>includes—</i></p> <p class="list-item-l2">(i) <i>historic sites, structures, places, and areas; and</i></p> <p class="list-item-l2">(ii) <i>archaeological sites; and</i></p> <p class="list-item-l2">(iii) <i>sites of significance to Māori, including wāhi tapu; and</i></p>

¹² PC23: NZAAA (2.06), Aviation NZ (19.07)

	<p>(iv) <i>surroundings associated with the natural and physical resources.</i></p> <p>(National Planning Standard definition)</p>
home business	<p>means a commercial activity that is:</p> <ol style="list-style-type: none"> undertaken or operated by at least one resident of the site; and incidental to the use of the site for a residential activity. <p>(National Planning Standard definition)</p>
industrial activity	<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>
industrial and trade waste (PC23, PC24, PC25, PC27)	<p>means liquid waste, with or without matter in suspension, from the receipt, manufacture or processing of materials as part of a commercial, industrial or trade process, but excludes sewage and greywater.</p> <p>(National Planning Standard definition)</p>
intensive primary production (PC23, PC25)	<p>means either:</p> <ol style="list-style-type: none"> primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. primary production activities involving the keeping or rearing of livestock that principally occurs outdoors, which by the nature of the activity, precludes the maintenance of pasture or ground cover, but excludes intensive winter grazing, where livestock are grazed on an annual forage crop at any time in the period that begins on 1 May and ends with the close of 30 September of the same year.
internal boundary	<p>means any boundary of the net area of a site other than a road boundary and includes a side boundary.</p>
investigation activities (PC26)	<p>means the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators¹³ and includes the following structures and activities:</p> <ol style="list-style-type: none"> erecting an anemometer mast; erecting weather stations for the measurement of meteorological conditions; digging test pits, drilling boreholes, constructing investigation drives and removing samples to investigate geological conditions; installing instruments into drill holes for monitoring groundwater levels and land movement; erecting survey monuments and installing instruments to monitor land movement; erecting telemetry stations for the transmission of instrument data; installing microseismic stations to measure microseismic activity and ground noise; erection of signs or notices giving warning of danger; and security fencing associated with the above structures and activities.
impervious coverage	<p>means the percentage of the net site area covered by impervious surfaces.</p>

¹³ PC26: Nova (6.04)

impervious surface	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.
infrastructure	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>means –</i></p> <p class="list-item-l1">(a) <i>pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel, or geothermal energy:</i></p> <p class="list-item-l1">(b) <i>a network for the purpose of telecommunication as defined in section 5 of the Telecommunications Act 2001:</i></p> <p class="list-item-l1">(c) <i>a network for the purpose of radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989:</i></p> <p class="list-item-l1">(d) <i>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—</i></p> <p class="list-item-l2">(a) <i>uses them in connection with the generation of electricity for the person's use; and</i></p> <p class="list-item-l2">(b) <i>does not use them to generate any electricity for supply to any other person:</i></p> <p class="list-item-l1">(e) <i>a water supply distribution system, including a system for irrigation:</i></p> <p class="list-item-l1">(f) <i>a drainage or sewerage system:</i></p> <p class="list-item-l1">(g) <i>structures for transport on land by cycleways, rail, roads, walkways, or any other means:</i></p> <p class="list-item-l1">(h) <i>facilities for the loading or unloading of cargo or passengers transported on land by any means:</i></p> <p class="list-item-l1">(i) <i>an airport as defined in section 2 of the Airport Authorities Act 1966:</i></p> <p class="list-item-l1">(j) <i>a navigation installation as defined in section 2 of the Civil Aviation Act 1990:</i></p> <p class="list-item-l1">(k) <i>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:</i></p> <p class="list-item-l1">(l) <i>anything described as a network utility operation in regulations made for the purposes of the definition of network utility operator in section 166</i></p>
irrigation (PC24)	means the activity of applying water to land by means of a constructed system, <u>including border dyke systems</u> , ¹⁴ for the purpose of assisting production of vegetation or stock on that land.
lake	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>means a body of fresh water which is entirely or nearly surrounded by land.</i></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 class="list-item-l1">(a) <i>includes land covered by water and the airspace above land; and</i></p>

¹⁴ PC24: Wolds Station (17.01)

	<p>(b) <i>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</i></p> <p>(c) <i>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.</i></p> <p>(National Planning Standard definition)</p>
landfill (PC23, PC24)	means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas. (National Planning Standard definition)
landscaping	means the planting of trees, shrubs, grasses, ground cover, gardens and lawn.
land disturbance (PC27)	means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) that does not permanently alter the profile, contour or height of the land. (National Planning Standard definition)
land rehabilitation (PC23)	means the rehabilitation of land following harvest the removal ¹⁵ of closed canopy wilding conifers through restoration of pasture through means including cultivation, root raking, direct drilling, fencing, topdressing and oversowing.
land transport corridor (PC27)	means any road reserve containing a formed road.
land transport infrastructure (PC27)	means any infrastructure, building, equipment or devices that support the movement of people and goods by land, including: <ol style="list-style-type: none"> cycle facilities including cycleways, cycle parking, cycle hire stations and cycle maintenance stands; pedestrian facilities and accessways, including footpaths, footways and foot bridges; roads including carriageways, pavements <u>and surfacing</u>, bridges, tunnels, <u>culverts</u>, retaining walls, underpasses, overpasses, verge and berms; lighting, signals, signs and control structures and devices associated with intelligent transport systems including vehicle detection systems (electronic vehicle identification and infra-red vehicle occupancy counters), incident detection, emergency telephones, cables and ducting; safety devices including hand rails, bollards, cameras, <u>weather stations</u>, road markings, rumble strips, barriers, fences, speed tables and speed cushions and traffic separators; other traffic control devices including traffic islands, level crossings, pedestrian crossings, roundabouts and intersection controls, traffic and cycle monitoring devices; parking control devices; site access including vehicle crossings; street and rail furniture, artworks, passenger shelters and ticketing and tolling facilities; and

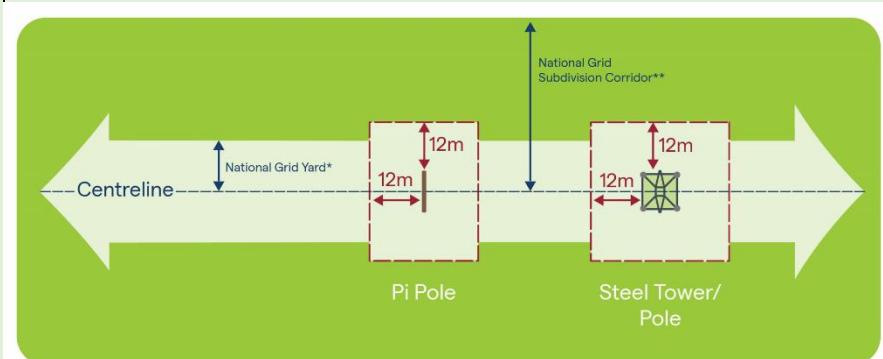
¹⁵ PC23: Grampians Station (52.01)

	j. stormwater management facilities, <u>culverts</u> , ¹⁶ ventilation structures, drainage devices and erosion control devices.
lifeline utility infrastructure (PC26, PC27 ¹⁷)	means infrastructure that delivers a service operated by a lifeline utility (as defined in the Civil Defence Emergency Management Act 2002)
line (PC26)	means a wire, cable or conductor, or bundles of wires or cables, used or intended to be used for: <ol style="list-style-type: none"> carrying electric current along an electricity transmission line or electricity distribution line, including any associated hardware and insulation; or the transmission or reception of any telecommunication signal.
local road (PC27)	means any road other than a state highway, arterial road or collector road, and includes cul-de-sacs and service lanes.
mahika kai activities (PC24)	means the harvesting of indigenous vegetation or indigenous fauna by mana whenua, in accordance with tikanga, for traditional uses. These include but are not limited to: <ol style="list-style-type: none"> food / plant gathering; carving; weaving; and traditional medicine
midden (PC24)	A place where the remains of food (such as fish and bones), ash and charcoal from fires, and other traces of settlement can be found.
mining (PC23, PC25)	has the same meaning as in section 2 of the Crown Minerals Act 1991 (as set out below) <ol style="list-style-type: none"> means to take, win, or extract, by whatever means, <ol style="list-style-type: none"> a mineral existing in its natural state in land; or a chemical substance from a mineral existing in its natural state in land; and includes <ol style="list-style-type: none"> the injection of petroleum into an underground gas storage facility; and the extraction of petroleum from an underground gas storage facility; but <i>does not include prospecting or exploration for a mineral or chemical substance referred to in paragraph (a).</i>
minor residential unit	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. (National Planning Standard definition)
National Grid ¹⁸ (PC26, PC27)	means the assets used or owned by Transpower New Zealand Limited.
National Grid ¹⁹ subdivision corridor (PC27)	means the area measured either side of the centreline of above ground national grid transmission lines as follows (and illustrated in the darker green below):

¹⁶ PC27: NZTA (14.06)¹⁷ PC27: Meridian (30.01)¹⁸ PC26: Transpower (7.01)¹⁹ PC26: Transpower (7.01)

- a. 16 metres for 110 kV transmission lines on pi poles;
- b. 37 metres for 220 kV transmission lines;
- c. 39 metres for 350 kV transmission lines.

The corridor does not apply to designated assets.



* National Grid Yard: 12m

** National Grid Subdivision Corridor: 16m, 37m or 39m depending on line voltage

National Grid²⁰ support structure (PC26)	means a pole or tower (including a steel monopole where they replace a steel lattice tower) that is part of the National Grid.
National Grid²¹ yard (PC26, PC27)	<p>means (as illustrated in light green below):</p> <ul style="list-style-type: none"> • the area located 12m either side of the centreline of any overhead 110kV, 220kV, or 350kV National Grid transmission line on pi poles or towers (including steel monopoles where these replace steel lattice towers); and • the area located 12m in any direction from the outer visible edge of a National Grid support structure.
	<p>The diagram illustrates the 'National Grid Subdivision Corridor' for 'National Grid Yards'. A central 'Centreline' is marked with a double-headed arrow. On either side of the Centreline is a 'National Grid Yard' of 12m, indicated by a double-headed arrow. The 'National Grid Subdivision Corridor' is defined as the area 12m to the left and 12m to the right of the Centreline. The corridor is 16m wide (2x12m). The area beyond the 16m mark is shown in light green.</p> <p>* National Grid Yard: 12m</p> <p>** National Grid Subdivision Corridor: 16m, 37m or 39m depending on line voltage</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>
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²⁰ PC26: Transpower (7.01)

²¹ PC26: Transpower (7.01)

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>
network utility operator (PC26, PC27)	<p>has the same meaning as in s166 of the RMA (as set out below)</p> <p><i>means a person who—</i></p> <ul style="list-style-type: none"> (a) <i>undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or</i> (b) <i>operates or proposes to operate a network for the purpose of—</i> <ul style="list-style-type: none"> (i) <i>telecommunication as defined in section 5 of the Telecommunications Act 2001; or</i> (ii) <i>radio communication as defined in section 2(1) of the Radio Communications Act 1989; or</i> (c) <i>is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or</i> (d) <i>undertakes or proposes to undertake the distribution of water for supply (including irrigation); or</i> (e) <i>undertakes or proposes to undertake a drainage or sewerage system; or</i> (f) <i>constructs, operates, or proposes to construct or operate, a road or railway line; or</i> (g) <i>is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or</i> (h) <i>is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or</i> (i) <i>undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under this Act,—</i> <i>and the words network utility operation have a corresponding meaning.</i> <p>(National Planning Standard definition)</p>
net floor area	<p>means the sum of any gross floor area; and</p> <ul style="list-style-type: none"> (a) <i>includes:</i> <ul style="list-style-type: none"> i. both freehold and leased areas; and ii. any stock storage or preparation areas; but (b) <i>excludes:</i> <ul 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.

(National Planning Standard definition)	
net site area	means the total area of the site, but excludes: <ol style="list-style-type: none"> any part of the site that provides legal access to another site; any part of a rear site that provides legal access to that site; any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.
(National Planning Standard definition)	
Ngā Rūnaka (PC24)	means: <ol style="list-style-type: none"> <u>Te Rūnanga o Arowhenua, Te Rūnanga o Waihao and Te Rūnanga o Moeraki as a collective and who hold mana whenua status within Te Manahuna /Mackenzie District; and</u> <u>Te Rūnanga o Ngāi Tahu for matters associated with or related to any matter in the Ngāi Tahu Claims Settlement Act 1998.</u>²²
(National Planning Standard definition)	
notional boundary (PC23)	means a line 20 metres from any side of a residential unit or other building used for a noise sensitive activity, or the legal boundary where this is closer to such a building.
(National Planning Standard definition)	
operational need	means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.
(National Planning Standard definition)	
outdoor living space	means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.
(National Planning Standard definition)	
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.
pastoral intensification (PC23)	means subdivisional fencing and/or topdressing and oversowing.
place of assembly (PC27)	means land or buildings used for principally for public or private assembly of people for recreation, cultural, spiritual or entertainment activities and includes halls and community centres.
plantation forest or plantation forestry (PC23, PC24, PC25)	has the same meaning as in Section 3 of the National Environmental Standard for Commercial Forestry (as set out below) <p style="padding-left: 20px;"><i>means a forest deliberately established for commercial purposes, being:</i></p> <ul style="list-style-type: none"> <i>(a) at least 1 ha of continuous forest cover of forest species that has been planted and has or will be harvested or replanted; and</i> <i>(b) includes all associated forestry infrastructure; but</i> <i>(c) does not include:</i> <ul style="list-style-type: none"> <i>(i) a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or</i> <i>(ii) forest species in urban areas; or</i> <i>(iii) nurseries and seed orchards; or</i> <i>(iv) trees grown for fruit or nuts; or</i> <i>(v) long-term ecological restoration planting of forest species; or</i> <i>(vi) willows and poplars space planted for soil conservation purposes.</i>

²² PC24: TrON (8.01)

pole (PC26)	means a structure that supports infrastructure equipment including conductors, lines, cables, lights or antennas, but is not a tower, and includes foundations and hardware associated with the structure such as insulators, cross arms and guy-wires.
primary production (PC23, PC25)	<p>means:</p> <p>(a) any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and</p> <p>(b) includes initial processing, as an ancillary activity, of commodities that result from the listed activities in (a);</p> <p>(c) includes any land and buildings used for the production of the commodities from (a) and used for the initial processing of the commodities in (b); but</p> <p>(d) excludes further processing of those commodities into a different product.</p> <p>(National Planning Standard definition)</p>
principal building (PC23)	means a building or buildings used as part of the activity or activities for which the site is primarily used. Principal buildings can include residential units, but do not include accessory buildings.
quarry (PC23, PC25)	means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities.
quarrying activities (PC23, PC24, PC25)	<p>means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.</p> <p>(National Planning Standard definition)</p>
recreational activity (PC25)	means the use of land, air, water and buildings for the primary purpose of recreation and entertainment but does not include commercial aviation activity or commercial activities .
regionally significant infrastructure (PC25, ²³ PC26)	<p>means:</p> <ol style="list-style-type: none"> strategic land transport <u>the state highway</u>²⁴ network and arterial roads telecommunication facilities <u>networks</u>²⁵ the electricity transmission network <u>National Grid</u>²⁶ wastewater collection, treatment and disposal networks community land drainage infrastructure community potable water systems established community-scale irrigation and stockwater infrastructure electricity distribution network

²³ PC25: Genesis (18.06)

²⁴ PC26: NZDF (22.02)

²⁵ PC26: Telcos (2.01)

²⁶ PC26: Transpower (7.05)

relocated building (PC23, PC25)	includes any building that is removed from one site and relocated to another site, in whole or in parts. It excludes any new building constructed or prefabricated off-site, in whole or in parts, and transported to a site.
reserve (PC25)	means a reserve in terms of the Reserves Act 1977.
residential activity	means the use of land and building(s) for people's living accommodation. (National Planning Standard definition)
residential unit	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. (National Planning Standard definition)
residential visitor accommodation	means the use of a residential unit for visitor accommodation including any residential unit used as a holiday home.
retail activity	means a commercial activity that uses land and/or buildings for displaying or offering goods for sale or hire to the public.
retirement village	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)
reverse sensitivity (PC23, PC25 ²⁷ , PC27 ²⁸)	means the potential for an approved (whether by consent or designation), lawfully established existing or permitted activity to be compromised, constrained, or curtailed by the more recent establishment, intensification, or alteration of another activity that may be sensitive to the actual, potential or perceived adverse environmental effects generated by the approved, lawfully established existing or permitted activity.
riparian margin (PC23)	means land adjacent to a waterbody which contributes to the natural functioning, quality and character of the waterbody and its ecosystem. ²⁹
river	has the same meaning as in section 2 of the RMA (as set out below) <i>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).</i> (National Planning Standard definition)
road	has the same meaning as in section 2 of the RMA (as set out below) <i>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</i> <i>Section 315 of the Local Government Act 1974 road definition:</i> <i>road means the whole of any land which is within a district, and which—</i>

²⁷ PC25: Meridian (19.05)²⁸ PC27: Meridian (30.02)²⁹ PC23: DOC (7.04), Wolds Station (50.02), Helios (8.05)

	<p> <i>a. immediately before the commencement of this Part was a road or street or public highway; or</i> <i>b. immediately before the inclusion of any area in the district was a public highway within that area; or</i> <i>c. is laid out by the council as a road or street after the commencement of this Part; or</i> <i>d. is vested in the council for the purpose of a road as shown on a deposited survey plan; or</i> <i>e. is vested in the council as a road or street pursuant to any other enactment;—</i> <i>and includes—</i> <i>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;</i> <i>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;—</i> <i>h. 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 Roading Powers Act 1989</i></p> <p><i>Section 2(1) of the Government Roading Powers Act 1989 motorway definition</i></p> <p><i>motorway—</i></p> <p> <i>a. 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</i> <i>b. includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but</i> <i>c. 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.</i> </p> <p>(National Planning Standard definition)</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.
rural industry (PC23, PC27)	means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.
rural selling place (PC23)	means the use of land and/or buildings on, or within which, rural produce grown or produced by the operator of the rural selling place, and products manufactured from it, are offered for sale to the general public.

rural tourism activity (PC23)	means the use of land and/or buildings for agri-tourism, eco-tourism, nature tourism, wine tourism and adventure tourism activities, which may be provided at a tariff, with participants attracted to experience farming or conservation activities and/or the rural or natural environment. It includes: <ol style="list-style-type: none"> guiding, training, education and instructing; ancillary services such as booking offices and transportation; ancillary retail activity, including sale of alcohol to participants; walking and cycling tracks and associated accommodation; and facilities to provide opportunities for viewing scenery.
sensitive activity (PC23, PC26, PC25 ³⁰)	means any: <ol style="list-style-type: none"> residential activity visitor accommodation community facility educational facility
sensitive area (PC26)	means any: <ol style="list-style-type: none"> Scenic Viewing Area Scenic Grasslands Lakeside Protection Area Māori Rock Art Protection Area³¹ Silent File Areas area within the setback distance specified in Table NATC-1.
sensitive material (PC27)	means: <ol style="list-style-type: none"> human remains and koiwi an archaeological site a Māori cultural artefact/taonga a protected New Zealand object as defined in the Protected Objects Act 1975 (including any fossil or sub-fossil).
service station	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: <ol style="list-style-type: none"> the sale of kerosene, alcohol based fuels, lubricating oils, tyre batteries, vehicle spare parts and other accessories normally associated with motor vehicles; mechanical repair and servicing of motors (includes motor cycles, caravans, boat motors, trailers); warrant of fitness testing; the sale of other merchandise where this is an ancillary activity to the sale of motor fuel and vehicle accessories; truck stops; light engineering; carwash facilities; 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 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

³⁰ PC25: Clause 16(2) of the RMA amendment.

³¹ PC24: Clause 10(2)(b) relating to I. Morrison (2.02) and A. Anderson (20.01)

	widening is required by this Plan, the setback shall be calculated by the proposed final site boundary.
sewage (PC23, PC25, PC26)	means human excrement and urine. (National Planning Standard definition)
shelterbelt (PC23)	means trees or vegetation planted predominately to provide shelter for stock, crops, or non-principal buildings from winds ³² , limited to a maximum average width of 15 <u>30</u> ³³ metres from stem to stem.
side boundary	means any boundary of a site generally at right angles to a road boundary.
silent file (PC24)	means sites identified by Ngā Rūnaka as requiring special protection due to the presence of significant wāhi tapu (sacred places) or wāhi taoka (treasured possessions) in the area. Information on these sites are held in a Silent File.
site	means: <ol style="list-style-type: none"> an area of land comprised in a single record of title under the Land Transfer Act 2017; or 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 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 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. (National Planning Standard definition)
skylight	means a window set in a roof or ceiling
small-scale renewable electricity generation activity (PC26)	means an activity that generates electricity for use on a site and is ancillary to the principal use of the site, and may include: <ol style="list-style-type: none"> supply of up to 20 other sites; and / or distribution of any surplus electricity generated into tē³⁴ the electricity distribution network.
State Highway (PC27)	means a State Highway declared under the Government Roading Powers Act 1989.
stock tracks and crossings (PC27)	means manmade tracks or crossings constructed for use by stock but excludes tracks naturally formed by stock use.
stormwater (PC23, PC25, PC27)	means run-off that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a land surface, or run-off from the surface of any structure, as a result of precipitation and includes any contaminants contained within. (National Planning Standard definition)
structure	has the same meaning as in section 2 of the RMA (as set out below) <i>means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft.</i>

³² PC23: Lisburn Farms (37.01) and Wolds Station (50.03)

³³ PC23: PF Olsen (24.07), CRC (45.05)

³⁴ PC26: OWL (16.02)

(National Planning Standard definition)	
subdivision (PC23, PC24, PC25, PC26, PC27)	<p>has the same meaning as “subdivision of land” in section 218 of the RMA (as set below)</p> <p><i>means—</i></p> <p><i>a. the division of an allotment—</i></p> <ul style="list-style-type: none"> <i>(i) by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or</i> <i>(ii) by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or</i> <i>(iii) by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or</i> <i>(iv) by the grant of a company lease or cross lease in respect of any part of the allotment; or</i> <i>(v) by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or</i> <p><i>b. an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.</i></p>
(National Planning Standard definition)	
telecommunications (PC26)	means as defined in section 5 of the Telecommunications Act 2001.
temporary infrastructure (PC26)	means portable or transportable infrastructure which does not have permanent foundations, such as generators, pumps or fuel tanks, required on a temporary basis, such as during construction or other temporary activity, for a finite period of time.
territorial authority (PC27)	<p>has the same meaning as in section 5 of the Local Government Act 2002 (as set below)</p> <p><i>means a city council or a district council named in Part 2 of Schedule 2.</i></p>
tower (PC26)	means a lattice structure that supports conductors, lines, cables or antennas. A tower includes foundations and hardware associated with the structure such as insulators, cross arms and guy-wires.
trade-based retail	<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> <ul style="list-style-type: none"> <i>a. automotive and/or marine suppliers;</i> <i>b. building suppliers;</i> <i>c. catering equipment suppliers;</i> <i>d. farming and agricultural suppliers;</i> <i>e. garden and landscaping suppliers;</i> <i>f. hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items);</i> <i>g. industrial clothing and safety equipment suppliers; and</i> <i>h. office furniture, equipment and systems suppliers.</i>

transmission line (PC26)	<p>a. means the facilities and structures used for, or associated with, the overhead or underground transmission of electricity in the <u>National Grid</u>³⁵; and</p> <p>b. includes transmission line support structures, telecommunication cables, and telecommunication devices to which paragraph a. applies; but</p> <p>does not include an electricity substation.</p>
transport network (PC27)	means all transport infrastructure, services and mechanisms that contribute to providing for all forms of transport including multi modal transport and active transport, <u>including all ancillary structures or equipment associated with the transport network</u> . ³⁶
upgrade (PC26, PC27 ³⁷)	in relation to <u>infrastructure and renewable electricity generation activities and infrastructure</u> ³⁸ , means activities undertaken to increase the capacity, operational efficiency, security or safety of existing assets and activities.
vehicle crossing (PC27)	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 (PC27)	means a single journey to or from a particular site by a person or persons in a motor vehicle. ³⁹
visitor accommodation	means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities. (National Planning Standard definition)
wastewater (PC23, PC24, PC25, PC27)	means any combination of two or more the following wastes: sewage, greywater or industrial and trade waste. (National Planning Standard definition)
water	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p>(a) <i>means water in all its physical forms whether flowing or not and whether over or under the ground:</i></p> <p>(b) <i>includes fresh water, coastal water, and geothermal water:</i></p> <p>(c) <i>does not include water in any form while in any pipe, tank, or cistern.</i></p> <p>(National Planning Standard definition)</p>
waterbody	<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>
wetland (PC23, PC24, PC27)	<p>has the same meaning as in section 2 of the RMA (as set out below)</p> <p><i>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.</i></p> <p>(National Planning Standard definition)⁴⁰</p>

³⁵ PC26: Transpower (7.01)

³⁶ PC27: NZTA (14.10)

³⁷ PC27: Clause 10(2)(b) NZTA (14.17)

³⁸ PC26: NZTA (8.06)

³⁹ PC27: NZTA (14.12)

⁴⁰ PC23: CRC (45.06); PC24: CRC (15.02)

wilding conifers species ⁴¹ (PC23, PC25, PC27)	means <i>Pinus contorta</i> (Lodgepole Pine), <i>Pinus nigra</i> (Corsican Pine), <i>Pinus muricata</i> (Bishop's Pine), ⁴² <i>Pinus sylvestris</i> (Scots Pine), <i>Pinus mugo</i> (Dwarf Mountain Pine), <i>Pinus uncinata</i> (Mountain Pine), <i>Pinus ponderosa</i> (Ponderosa pine), <i>Larix decidua</i> (European Larch), and <i>Pseudotsuga menziesii</i> (Douglas Fir).
woodlot (PC23)	means a stand of trees for the purposes of firewood, the creation of other wood products, celebration trees, a carbon sink , ⁴³ erosion control, pest, or wilding tree management purposes, but excluding commercial forestry.
yard-based retail	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.

⁴¹ PC23: CRC (45.02)

⁴² PC23: PF Olsen (24.08), Port Blakely (29.01), CRC (45.13)

⁴³ PC23: PF Olsen (24.09)