

DISTRICT PLAN TEXT AMENDMENTS

KEY:

1. Text Amendments as Notified by Council and included in Proposed Plan Change 14

Text in purple is a plan change proposal subject to Council Decision.

For the purposes of this plan change any unchanged text is shown as normal text or in **bold**, any text proposed to be added by the plan change as notified is shown as **bold underlined** and text to be deleted as **~~bold strikethrough~~**.

Text in green font identifies existing terms defined in *Chapter 2 – Definitions*.

Where the proposed plan change contains a term defined in *Chapter 2 – Definitions*, the term is shown as **bold underlined text in green** and the wording to be deleted is shown as **~~bold strikethrough in green~~**. New definitions in Chapter 2 and within a provision (including a rule) is shown as **bold green text underlined in black**.

Text in blue font indicates existing links to other provisions in the District Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan. Where the proposed plan change contains a new link, it is shown as **bold underlined text in blue**. Where a link is proposed to be deleted, it is shown as **~~bold strikethrough in blue~~**.

2. Text as Recommended in s42A Reports

Text as recommended to be added within s42A reports is shown as **purple bolded and underlined**.

Text as recommended to be deleted within s42A reports is shown as **~~purple bolded strikethrough~~**.

3. Text Amendments from Expert Conferencing/Joint Witness Statements

Text in dark orange font is recommended additional text from expert conferencing/joint witness statements.

Text in **~~dark orange strikethrough~~** is recommended deleted text from expert conferencing/joint witness statements.

4. Additional Text Amendments to s42A Reports in Response to Matters Raised During Hearings

Text in **bold dark orange underlined** indicates text recommended to be added.

Text in **~~bold dark orange strikethrough~~** indicates text recommended to be deleted.

Text in **bold orange text underlined in black** indicates text that was proposed to be deleted in the s42A report but is now recommended to be reinstated.

Chapter 2 Abbreviations and Definitions

The provisions in this chapter give effect to the [Chapter 3 Strategic Directions objectives](#).

This ~~chapter~~ lists, and explains the meaning of, abbreviations and definitions used in the [District Plan](#).

The introductions to the Abbreviations and Definitions Lists are to assist the lay reader to understand how this chapter works and what it applies to. They are not an aid to interpretation in a legal sense.

Commented [KL1]: DO NOT DELETE - PC 7 Improved Pasture Definition has immediate legal effect and is a plan change proposal subject to Council Decisions

Abbreviations List

This part of the [District Plan](#) explains the meaning of abbreviations used in it.

The abbreviations used are identified in ePlan using [dotted underline](#) with hyperlinking.

AANC

means the Annual Aircraft Noise Contours (Ldn) produced annually by [CIAL](#) based on the previous year's [aircraft operations](#). The AANC is calculated in accordance with the rules in the [District Plan](#).

AC

means advisory circular.

AEP

means [annual exceedance probability](#).

AIFR

means [annual individual fatality risk](#).

AMSL

means above mean sea level.

AS/NZS 1547:2000

means the [Australian Standard/New Zealand Standard On-site domestic wastewater management](#).

ASTM

means American Society for Testing and Materials.

C

means controlled activity (e.g. C1 means controlled activity 1).

CCZ

means [City Centre Zone](#)

~~CB~~

~~means [Commercial Central City Business Zone](#).~~

CBP

means [Commercial Banks Peninsula Zone](#).

CCMU

means ~~Commercial~~ Central City Mixed Use Zone.

CCRP

means [Christchurch Central Recovery Plan](#).

CHRM

means community housing redevelopment mechanism.

CIAL

means Christchurch International Airport Limited.

CNG

means compressed natural gas.

CoCA

means Centre of Contemporary Art.

CPTED

means [Crime Prevention through Environmental Design](#).

CRC

means Canterbury Regional Council (also known as Environment Canterbury).

CSA

means Canterbury Society of Arts.

~~CSF~~ **CCMU(SF)**

means ~~Commercial~~ Central City ~~(South Frame)~~ Mixed Use Zone (South Frame).

D

means discretionary activity (e.g. D1 means discretionary activity 1).

dB

means decibel.

DC

means district council.

DIN 4150-2:1999

means [Standard Vibrations in buildings – Part 2: Effects on persons in buildings.](#)

DP

means deposited plan.

EDM

means enhanced development mechanism.

ETCMP

means [engine testing](#) compliance monitoring position.

FTE

means full-time equivalent.

GFA

means [gross floor area](#).

GGFA

means gross [ground floor area](#).

GHz

means gigahertz.

GLFA

means [gross leasable floor area](#).

HRZ

means [High Density Residential Zone](#).

HF

means high frequency.

HNC

means high (and very high) natural character in the coastal landscape.

HSNO

means [Hazardous Substances and New Organisms Act 1996](#).

Hz

means hertz.

ICNIRP

means International Commission on Non-Ionising Radiation Protection.

ICOMOS

means International Council on Monuments and Sites.

IG

means [Industrial General Zone](#).

IH

means [Industrial Heavy Zone](#).

INM

means Integrated Noise Model.

IP

means [Industrial Park Zone](#).

IPENZ

means Institution of Professional Engineers New Zealand.

ISO

means International Organisation for Standardisation.

ITA

means Integrated Transport Assessment.

kHz

means kilohertz.

kV

means kilovolt.

l

means litre/s.

LPG

means liquefied petroleum gas.

LPRP

means [Lyttelton Port Recovery Plan](#).

LRV

means light reflective value.

LURP

means [Land Use Recovery Plan](#).

m²

means square metre/s.

m³

means cubic metre/s.

m/s

means mean speed.

MDRS

means medium density residential standards as defined in section 2 of the [Resource Management Act 1991](#).

MRZ

means [Medium Density Residential Zone](#).

MUZ

means [Mixed Use Zone](#).

NC

means non-complying activity (e.g. NC1 means non-complying activity 1).

NCCE

means natural character in the coastal environment.

NCZ

means [Neighbourhood Centre Zone](#).

NES

means National Environmental Standard/s.

NESETA

means [National Environmental Standard for Electricity Transmission Activities](#).

NESTF

means [National Environmental Standard for Telecommunications Facilities](#).

NIWA

means National Institute of Water and Atmospheric Research.

NZECP/NCECP 34:2001

means [New Zealand Electrical Code of Practice for Electrical Safe Distances](#).

NZMS

means New Zealand map survey.

NZS

means New Zealand Standard.

NZS 3112.4:1986

means the [New Zealand Standard Methods of test for concrete – Tests relating to grout](#).

NZS 4431:1989

means the [New Zealand Standard Code of Practice for Earth Fill for Residential Development](#).

NZS 6802:2008

means the [New Zealand Standard Acoustics – Environmental Noise](#).

NZS 6803:1999

means the [New Zealand Standard Acoustics – Construction Noise](#).

NZTA

means New Zealand Transport Agency.

OCP

means [Open Space Community Parks Zone](#).

ODP

means [outline development plan](#).

ONC

means outstanding natural character in the coastal environment.

ONF

means outstanding natural feature.

ONL

means outstanding natural landscape.

P

means permitted activity (e.g. P1 means permitted activity 1).

PFA

means [public floor area](#).

PIM

means Project Information Memorandum.

Pr

means prohibited activity (e.g. Pr1 means prohibited activity 1).

Pt

means part (with respect to a legal description).

QEII

means Queen Elizabeth II.

RAL

means rural amenity landscape.

RBP

means [Residential Banks Peninsula Zone](#).

RCC

~~means Residential Central City Zone.~~

RD

means restricted discretionary activity (e.g. RD1 means restricted discretionary activity 1).

REPA

means Runway End Protection Area.

RH

means Residential Hills Zone.

RL

means reduced level.

~~**RMD**~~

~~means Residential Medium Density Zone.~~

RMS

means root mean square.

~~**RNN**~~

~~means Residential New Neighbourhood Zone.~~

RNZAF

means Royal New Zealand Air Force.

RS

means Residential Suburban Zone.

RSDT

means Residential Suburban Density Transition Zone.

RSS

means Residential Small Settlement Zone.

RuBP

means Rural Banks Peninsula Zone.

RuT

means [Rural Templeton Zone](#).

RuUF

means [Rural Urban Fringe Zone](#).

s

means section (of an Act).

Sec

means section (with respect to a legal description).

SF

means significant feature.

SNZ PAS 4509:2008

means the [New Zealand Fire Service Firefighting Water Supplies Code of Practice](#).

Spp

means species.

TCZ

means [Town Centre Zone](#).

TML

means transport monitoring line.

UC

means University of Canterbury.

Definitions List

This part of the [District Plan](#) explains the extended meaning of words and phrases developed specifically for, and as used in the context of, it. The definitions herein replace the ordinary dictionary meaning of the subject word or phrase.

Definitions only apply where identified via the following means:

1. in some cases, a qualifier in the definition itself (i.e. "X in relation to Y, means..."); and
2. in the ePlan, dotted underline with hyperlinking.

In all other instances, words and phrases used in the [District Plan](#) are best defined using their ordinary dictionary meaning.

Advice note:

1. Where a word or phrase is defined in this chapter, its definition includes any variations of the word or phrase that are plural or vice versa.
2. Where a word or phrase is defined in NZ government legislation or related documents arising therefrom, and is relied upon for the purpose of interpretation in this [District Plan](#), these terms are identified accordingly but are not repeated in it. Users should refer to the latest version of the relevant legislation or related documents (which are hyperlinked in [blue font](#)).
3. Where a general activity (such as [retail activity](#)) is listed in an activity status table, it includes all of the more specific activities included therein (such as [food and beverage outlets](#) and [second-hand goods outlets](#)) unless otherwise specified in the activity status table for that zone.
4. The word 'includes' (or variations thereof, where appropriate in the context) followed by a list (whether bullet pointed or not) is not limited to those matters specified in the list.
5. Other definitions on which each definition relies (reliant definitions) are identified through green font and underlining and hyperlinking in the definition for information purposes, to assist interpretation of the primary definition and to illustrate the interrelationship between some definitions.
6. Please refer to [Section 1.2 Ngāi Tahu mana whenua](#) of Chapter 1 Introduction for an explanation of Māori terms and concepts relevant to the management of natural resources in the [Christchurch District](#).

A

Access

means that area of land over which vehicular and/or pedestrian access to legal [road](#) is obtained. It includes:

- a. an [access strip](#);
- b. an [access lot](#); and
- c. a [right-of-way](#).

Accessibility

means the ability for all people, including people with disabilities, to reach a location or service in a reasonable amount of time, cost and effort.

Accessible

means the ability for all people, including people with disabilities, to reach a location in a reasonable amount of time.

Accessible residential unit¹

For the purposes of the Mixed Use Zone (Comprehensive Housing Precinct), means a residential unit that is located, constructed, and configured to allow for people of all ages and abilities to move freely and independently, and meet their functional requirements, to and within the unit.

Access lot

means any separate lot used primarily for access to a lot or lots having no legal frontage but excludes any area of land that is wider than 6 metres and not legally encumbered to prevent the construction of buildings.

Accessory

has its ordinary dictionary meaning, except that it excludes any activity or any part of an activity carried out on another site.

Accessory building

in all zones other than Medium Density Residential and High Density Residential, means a building which is incidental to the principal building or buildings on the site. In respect of land used for residential activity, accessory building includes a sleep-out, garage or carport, shed, greenhouse, fence, solar panels and solar waterheating devices not attached to a building and an indoor swimming pool, but not a family flat, balcony or similar structure (whether free-standing or attached to any building). An accessory building is not a residential unit. On a vacant site, an accessory building is a building that is ancillary or accessory to any activity that may be permitted on a site regardless of whether the principal building or buildings have yet to be constructed.

Within the Medium Density Residential zone and High Density Residential zone only, 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.

Accessory sports and fitness health care services

¹ Responding to submission of ChristchurchNZ (#760), s32AA analysis is included in the Planners Joint Witness Statement – Mixed Use Zone pg14. <https://chch2023.ihp.govt.nz/assets/Joint-Witness-Statements/Joint-Witness-Statement-Planners-Mixed-Use-Zones-6-and-13-November-and-18-December-2023-UPDATED-20-December-2023.pdf>

means a **commercial activity** that is **accessory** to a permitted or consented sports activity on the same **site** and which provides physical or advisory services for the promotion of sports or general fitness and well-being to the general public. It includes:

- a. physiotherapy;
- b. sports massage;
- c. hydrotherapy;
- d. nutritional and/or weight control clinics;
- e. health and well-being advice; and
- f. beauty clinics.

Access strip

means an **access lot** or an area of land defined by a legal instrument providing or intended to provide **access** to a **site** or **sites**, but excludes any area of land that is wider than 6 metres and not legally encumbered to prevent the construction of **buildings**.

Access way

means an area of land set aside for pedestrian access between a **road, service lane, reserve**, railway station or public place; and another **road, service lane, reserve**, railway station or public place.

Act

means the [Resource Management Act 1991](#).

Active transport

means transport modes that rely on human power, primarily walking and cycling.

Addiction services

in relation to the Salvation Army **site** in Addington, means the use of land and/or **buildings** for the provision of services, including overnight accommodation, for clients attending a counselling programme, or otherwise seeking help for alcohol, drugs or gambling addiction.

Adjoining

has its ordinary dictionary meaning but, if the context requires, includes land separated from other land only by a **road**, railway, drain, water race, river or stream.

Aggregate piers

means aggregate without **grout** or cement formed into vertical columns below ground level as part of the repair of land damaged by earthquakes.

Aggregates-processing activity

in relation to the [Rural Quarry Zone](#), means the processing, and associated storage, sale and transportation, of natural sand, gravel, clay, silt and rock and/or recycled/recovered aggregates brought in from other properties where 50% or more of the total volume of aggregates processed on the [property](#) is imported from another property or properties.

Aircraft operations

means:

- a. the landing and take off-of aircraft; and
- b. aircraft flying along any flight path associated with a landing or take-off.

For the purposes of [Rule 6.1.6](#) Activity specific noise rules, it excludes:

- c. aircraft operating in an [emergency](#) for medical or national/civil defence reasons;
- d. air shows;
- e. military operations;
- f. Antarctic operations;
- g. helicopter operations;
- h. aircraft using the airport as an alternative to a scheduled airport elsewhere;
- i. aircraft taxiing; and
- j. aircraft [engine testing](#).

Air noise boundary

means a composite line formed by the outer extremity of the 65 [dB Ldn](#) noise contour and the 95 [dB LAE](#) noise contour.

Advice note:

1. The Air Noise Boundary defines an area around Christchurch International Airport in which the future daily aircraft noise exposure from [aircraft operations](#) is sufficiently high as to require prohibition on new [sensitive activities](#), to avoid adverse noise effects and [reverse sensitivity](#) issues.

Airport operator

in relation to [Sub-chapter 6.1](#) Noise, [Appendix 6.11.14](#) Airport noise management plan and [Appendix 6.11.15](#) Acoustic treatment programme of Chapter 6 General Rules and Procedures, means the operator of Christchurch International Airport.

Allotment

has the same meaning as defined in s218 of the [Resource Management Act 1991](#).

Alteration of a heritage item

in relation to Sub-chapter 9.3 Historic Heritage of Chapter 9 Natural and Cultural Heritage, means any change, modification or addition to a heritage item, heritage setting or heritage fabric, or a building in a heritage area ~~which impacts on heritage fabric.~~

Alteration ~~of a heritage item~~ includes:

- a. permanent modification of, addition to, or permanent removal of, ~~exterior or interior~~ heritage fabric which is not decayed or damaged; ~~and~~
- b. includes partial demolition of a heritage item;
- c. ~~b-~~ changes to the existing surface finish and/or materials; and
- d. ~~c-~~ permanent addition of fabric to the a heritage item or heritage fabric ~~exterior or interior.~~

In relation to a ~~building, structure or feature which forms part of~~ heritage item which is an open space heritage item, alteration includes:

- e. ~~d-~~ removal of, or modifications or additions to buildings, structures or features which are not individually scheduled as a heritage item;
- f. ~~e-~~ permanent modification or addition to garden or landscaping layout, paths, paving, circulation or on-site access, walkways or cycle ways;
- g. ~~f-~~ earthworks which change the profile of the landform (other than earthworks approved by subdivision consent);
- h. ~~g-~~ removal or transplanting of a mature trees unless the tree is dead, in a state of irreversible decline, or is structurally unsound.
- ~~h-~~ in relation to cemeteries scheduled in Appendix 9.3.7.2, new planting on, or immediately adjoining, plots; and
- ~~i-~~ new buildings, structures or features.

Alteration ~~of a heritage item~~ excludes:

- i. ~~j-~~ maintenance;
- j. ~~k-~~ repairs;
- k. ~~l-~~ restoration or reconstruction;
- l. ~~m-~~ heritage upgrade Building Code works;
- m. ~~n-~~ heritage investigative and temporary works; ~~and~~
~~o-~~ reconstruction of new or replacement headstones, plaques or panels in church graveyards and cemeteries other than closed cemeteries.

Alternative Housing Models

means housing delivered via an alternative approach to the standard market-led, for profit, model of housing delivery. Examples include, community housing, papakāinga/kāinga nohoanga housing, cooperative and co-living and alternative tenure models such as community land trusts, rent to own and shared equity schemes.

Amateur radio configurations

in relation to [Chapter 11 Utilities and Energy](#), means the [antennas](#), aerials (including rods, wires and tubes) and associated supporting structures which are owned and used by licenced [amateur radio operators](#).

Amateur radio operator

in relation to [Chapter 11 Utilities and Energy](#), means persons who have been granted a license under the [Radiocommunications Act 1989](#) to operate an amateur radio station.

Amenity tree planting

means the planting and tending of trees to provide shelter, [landscaping](#) or screening around [buildings](#), [roads](#) or open space, or for the mitigation of a natural hazard.

Amenity values

has the same meaning as defined in s2 of the [Resource Management Act 1991](#).

Anchor store

means a [supermarket](#) or [department store](#).

Ancillary

has its ordinary dictionary meaning, except that it excludes any activity or any part of an activity carried out on another site.

Ancillary aggregates-processing activity

means the processing, and associated storage, sale and transportation of natural sand, gravel, clay, silt and rock and/or recycled/recovered aggregates brought in from other properties provided that at least 50% of the total volume of aggregates processed on the [property](#) originates from that [property](#).

Ancillary equipment

in relation to [Chapter 11 Utilities and Energy](#), includes power distribution units, microwave units, DC and surge arrestors, cable trays, cables, mounts, fibre access terminals, ducting, cable loops, combiner/junction boxes, remote radio units, tower-mounted amplifiers or [mast](#) head amplifiers, lightening surge units, filters or similar types of equipment required to support the technology and frequencies deployed at the [site](#).

Annual exceedance probability

means the probability that a flood event of a certain scale will occur at a specified location in any year. For example:

- a. a 5% [AEP](#) event has a 5% chance of occurring in any one year (or is a 1 in 20 year flood event);
- b. a 0.5% [AEP](#) event has a 0.5% chance of occurring in any one year (or is a 1 in 200 year flood event);
and
- c. a 0.2% [AEP](#) event has a 0.2% chance of occurring in any one year (or is a 1 in 500 year flood event).

Annual individual fatality risk

means the probability or likelihood that an individual will be killed at their place of residence in any one year as a result of cliff collapse, rock fall/boulder roll or mass movement.

Antenna

means a device that receives or transmits [radiocommunication](#) or [telecommunication](#) signals. It includes any mount or shroud.

Apartment

~~in relation to the [Residential New Neighbourhood Zone](#),~~ means a residential [building](#) that contains two or more [residential units](#) where those units are aligned vertically one on top of the other.

Approved building

means any [building](#) associated with a permitted activity or approved as part of a resource consent.

Archaeological site

has the same meaning as defined in s6 of the [Heritage New Zealand Pouhere Taonga Act 2014](#).

Arterial roads

means both [major arterial roads](#) and [minor arterial roads](#).

Artificial crop protection structures

in relation to [Chapter 17 Rural](#), means structures with material used to protect crops and/or enhance growth (excluding [greenhouses](#)).

Automotive and/or marine supplier

means a business primarily engaged in selling automotive vehicles and/or marine craft, and accessories to and parts for such vehicles and craft. It includes suppliers of:

- a. boats and boating accessories;
- b. cars and motor cycles;
- c. auto parts and accessories;
- d. trailers and caravans; and/or
- e. tyres and batteries.

B**Bach**

in relation to [Chapter 18](#) Open Space, means a [building](#) used for temporary residential occupation where the residents or the principal resident has an alternative permanent place of fixed abode.

Balcony

means a structure, which is part of a [building](#), which provides [outdoor living space](#) for a [residential unit](#) and is located above ground floor level, roofed or unroofed, and completely open to the weather on at least one side, except for a balustrade.

Banks Peninsula

means that part of [Christchurch District](#) in the Banks Peninsula Ward, as shown on [Appendix 2.1](#) Area-related definitions.

Billboard

means an outdoor display board of not less than 18m² in area which is used to advertise goods, services, products or events that are not directly related to the use or activities occurring at the [site](#) on which the board is physically located. It includes both the display board and any associated supporting device whether permanent, temporary or moveable.

Biodiversity offset

means a measurable conservation outcome resulting from actions designed to compensate for residual adverse biodiversity effects arising from development after all appropriate avoidance, remediation and mitigation measures have been taken. The goal of a biodiversity offset is to achieve [no net loss](#).

Birdstrike

means when a bird or flock of birds collide with an aircraft.

Boarding house

means one or more [buildings](#), used for paid lodgings or boarding, providing accommodation on a [site](#) whose aggregated total contains more than two [boarding rooms](#) and is occupied by six or more tenants.

Boarding of domestic animals

means the use of land and/or [buildings](#) for the boarding of domestic animals for a tariff.

Boarding room

means accommodation in a [boarding house](#) that is used as sleeping quarters by one or more people and used only by a person or people whose tenancy agreement relates to that room.

Boundary

means any boundary of the net site area of a [site](#).

- a. Internal boundary means any boundary of the [net site area](#) of a site other than a [road boundary](#).

- b. **Road boundary** means any boundary of a **site** abutting a legal **road** (other than an **access way** or **service lane**), **road reserve** or **road** designation. **Frontage** or **road frontage** shall have the same meaning as **road boundary**.

Where a point strip exists between a **site** and any internal or **road boundary**, any **building setback** or **height in relation to boundary recession plane** requirement shall apply as if the point strip does not exist. **Site** boundary or boundaries of a **site** shall have the same meaning as boundary.

Breezeway

means an architectural feature of a building that provides external access passage on or between the upper floor(s).

Brownfield

means abandoned or underutilised commercial or industrial land, or land no longer required by a requiring authority for a designated purpose.

Building

in all zones other than the Medium Density Residential zone and High Density Residential zone means as the context requires:

- a. any structure or part of a structure, whether permanent, moveable or immovable; and/or
- b. any erection, reconstruction, placement, alteration or demolition of any structure or part of any structure within, on, under or over the land; and
- c. any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on-site as a **residential unit** or place of business or storage; but

excludes:

- d. any scaffolding or falsework erected temporarily for maintenance or construction purposes;
- e. fences or walls that have no structural function other than as a fence or wall for boundary demarcation, privacy or windbreak purposes, of up to 2 metres in **height**;
- f. retaining walls which are both less than 6m² in area and less than 1.8 metres in **height**;
- g. structures which are both less than 6m² in area and less than 1.8 metres in **height**;
- h. **utility cabinets**;
- i. **masts**, poles, radio and telephone aerials less than 6 metres above mean **ground level**;
- j. any **public artwork** located in that part of the city contained within Bealey, Fitzgerald, Moorhouse, Deans and Harper Avenues;
- k. **artificial crop protection structures** and **crop support structures**; and

in the case of **Banks Peninsula** **(in all zones other than the Medium Density Residential zone and High Density Residential zone)** only, excludes:

- l. any dam that retains not more than 3 metres depth, and not more than 20,000 m³ volume of water, and any stopbank or culvert;

- m. any tank or pool (excluding a swimming pool as defined in Section 2 of the [Fencing of Swimming Pools Act 1987](#)) and any structural support thereof, including any tank or pool that is part of any other building for which building consent is required:
 - i. not exceeding 25,000 litres capacity and supported directly by the ground; or
 - ii. not exceeding 2,000 litres capacity and supported not more than 2 metres above the supporting ground; and
- n. stockyards up to 1.8 metres in [height](#).

Within the [Medium Density Residential zone](#) and [High Density Residential zone](#) only, means a temporary or permanent movable or immovable physical construction that is:

o. partially or fully roofed; and

p. fixed or located on or in land;

but excludes any motorised vehicle or other mode of transport that could be moved under its own power.

Advice note:

This definition of building is different from the definition of building provided in Sections 8 and 9 of the [Building Act 2004](#), and the effect of this definition is different from the effect of Schedule 1 of the [Building Act 2004](#) in that some structures that do not require a building consent under the [Building Act 2004](#) may still be required to comply with the provisions of the [District Plan](#).

Building Base

~~In respect to For the City Centre and, means any part of the building that is 28m or less in height. For the Central City Mixed Use Zones and Central City Mixed Use Zone (South Frame), means any part of any the building that is 17m or less in height, below the maximum permitted height for that type of building in the zone.~~

means all those parts of the [building](#) above ground level, that form a structural element of a [building](#), but excluding the [building tower](#), and any street level veranda, signage, or covered ground level walkways.²

Building Tower

~~In respect to For the City Centre and, means any part of any building that is above the maximum permitted height for that type of building in the zone more than 28m in height. For the Central City Mixed Use Zones and Central City Mixed Use Zone (South Frame) means any the part of the any building that is more than 17m in height, above the maximum permitted height for that type of building in the zone. A tower comprises the upper levels of a tall building that are set back from the property boundaries.~~

means any part of the [building](#) that is set back from the [boundary](#) and extends above the [building base](#). It includes any structural components, as well as any protrusions above the roof.³

Commented [GH2]: In relation to JWS on building base and building tower dated 1 December 2023

Commented [GH3]: In relation to JWS on building base and building tower dated 1 December 2023

² New definition agreed in expert conferencing between Ms. Gardiner, Mr. Lightbody, and Mr. Langman as detailed in the Joint Witness Statement for "the definitions of building base and building tower"

³ New definition agreed in expert conferencing between Ms. Gardiner, Mr. Lightbody, and Mr. Langman as detailed in the Joint Witness Statement for "the definitions of building base and building tower"

Building coverage

Within the [Medium Density Residential zone](#) and [High Density Residential zone](#) only, means the percentage of the net site area covered by the building footprint.

Building footprint

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.

Building line restriction

means a restriction imposed on a [site](#), by reference to a particular [site boundary](#), to ensure that when new [buildings](#) are erected, or existing [buildings](#) are altered or substantially or wholly rebuilt, no part of any such [building](#) shall stand in the area between the [building line](#) and the relevant [site boundary](#).

Building supplier

means a business primarily engaged in selling goods for consumption or use in the construction, modification, cladding, fixed decoration or outfitting of [buildings](#). It includes:

- a. glaziers;
- b. locksmiths; and
- c. suppliers of:
 - i. awnings and window coverings;
 - ii. bathroom, toilet and sauna installations;
 - iii. electrical materials and plumbing supplies;
 - iv. heating, cooling and ventilation installations;
 - v. kitchen and laundry installations, excluding standalone appliances;
 - vi. paint, varnish and wall coverings;
 - vii. permanent floor coverings;
 - viii. power tools and equipment;
 - ix. safes and security installations;
 - x. timber and [building](#) materials; and
 - xi. any other goods allowed by any other definition under [trade supplier](#).

Burial

(see [Interment](#)).

C

Cabinet

in relation to [Chapter 11 Utilities and Energy](#), means equipment affixed to, or within, the ground that is necessary to operate part of a [utility](#) or infrastructure network, including any casing.

Café

means a small [food and beverage outlet](#) that primarily provides breakfast, lunch, light meals, snack foods and drinks for sale. It excludes a [restaurant](#).

Care facility

means a facility providing rest home care within the meaning of the [Health and Disability Services \(Safety\) Act 2001](#), or a home for the residential care of people with special needs, and/or any land or [buildings](#) used for the care during the day of elderly persons or people with special needs.

Care home within a retirement village

means a facility providing rest home care within the meaning of the [Health and Disability Services \(Safety\) Act 2001](#), or a home for the residential care of [older persons](#) and/or any land or [buildings](#) used for the care of [older persons](#) within a [retirement village](#).

Carriageway

means that portion of the [road](#) that is [formed](#) and able to be used by vehicles (including cyclists). It includes areas shared with pedestrians, on-[street](#) parking areas, shoulders and auxiliary lanes, but excludes footpaths. In urban areas the carriageway is generally defined by kerbs.

Cemetery

has the same meaning as defined in s2 of the [Burial and Cremation Act 1964](#).

Central City

means that part of the city contained within Bealey, Fitzgerald, Moorhouse, Deans and Harper Avenues.

Central City Heritage Triangles

Means any of the five heritage listed reserves formed by High Street intersecting with Colombo, Cashel, Lichfield and Tuam Streets.

Central City lane

means a narrow [road](#) within the [Central City](#) which is laid out or constructed either by the authority of the Council or the Minister of Transport for the purpose of providing access and which provides a high level of amenity for pedestrians.

City Centre

means the [City Centre Zone](#).

Christchurch City

means that part of [Christchurch District](#) shown on [Appendix 2.2](#) Area of Christchurch City.

Christchurch City Council Datum

means a drainage reference level 9.043 metres below Mean Sea Level (1937 Lyttelton Datum).

Christchurch District

means the area under the jurisdiction of the Christchurch City Council, as shown on [Appendix 2.1](#) Area-related definitions.

Christchurch District excluding Banks Peninsula Ward

means that part of [Christchurch District](#) excluding Banks Peninsula Ward, as shown on [Appendix 2.1](#) Area-related definitions.

Clean fill

means material that, when buried, will have no adverse effects on people or the environment. Clean fill material includes virgin natural materials such as clay, soil and rock, and other inert materials, such as concrete or brick, that are free of:

- a. combustible, putrescible, degradable or leachable components;
- b. [hazardous substances](#);
- c. products or materials derived from hazardous waste treatment, hazardous waste stabilisation, or hazardous waste disposal practices;
- d. materials that may present a risk to human or animal health, such as medical and veterinary waste, asbestos or radioactive [substances](#); or
- e. liquid waste.

Closed cemetery

has the same meaning as defined in s2 of the [Burial and Cremation Act 1964](#).

Club room/Clubhouse

means any [building](#) or part thereof which is [accessory](#) to [recreation facilities](#) on the same [site](#) and which is intended to be used by members of a sports club or recreation-related organisation for locker facilities, amenities, meetings and/or social events.

Coastal hazard mitigation works

means works and structures designed to prevent or mitigate coastal hazards, such as coastal erosion and seawater inundation. It includes beach re-nourishment, dune replacement, sand fences, seawalls, groynes, gabions and revetments.

Coastal recreation activities

means the use of land and/or water for recreation and leisure of a casual nature, such as walking, cycling, swimming, surfing, fishing, kite flying, picnics, passive enjoyment of the outdoors, and beach sports and competitions.

Collector roads

means roads classified as a collector road in Figure 20 (a-f) Road classification map, [Appendix 7.5.12](#) Road classification system.

Advice note:

1. Collector roads are generally the roads classified as Main or Local Distributors in the road classification system in the [Christchurch Transport Strategic Plan](#).

Commercial activities

means retail activities, offices and commercial services. It excludes industrial activities, high technology industrial activities and heavy industrial activities.

Commercial centre

means the ~~CBD, city centre, district centres, neighbourhood centres, town centres~~, local centres, ~~neighbourhood centres~~ and large format centres zoned ~~Commercial Central City Business, Commercial Core, Commercial Local, Commercial Banks Peninsula and/or Commercial Retail Park, City Centre, Town Centre, Local Centre, Neighbourhood Centre, Commercial Banks Peninsula and Large Format Retail zone~~.

Commercial film or video production

means activities and buildings associated with the creation of a film or video product where undertaken by a professional production company but excludes any residential activity. It excludes filming by news organisations, students or private individuals.

Commercial fishing

has the same meaning as defined in s2(1) of the [Fisheries Act 1996](#).

Commercial services

means a business providing personal, property, financial, household, other retail services to the general public where a front counter service is provided to cater for anticipated walk-in customers. It includes:

- a. authorised betting shops;
- b. copy and quick print services;

- c. financial and banking facilities;
- d. postal services;
- e. counter insurance services;
- f. dry-cleaning and laundrette services;
- g. electrical goods repair services;
- h. footwear, leather goods and clothing repair and alteration services;
- i. hairdressing, beauty salons and barbers;
- j. internet cafes;
- k. computer, internet and phone services and repairs;
- l. key cutting services;
- m. real estate agents and valuers;
- n. travel agency, airline and entertainment booking services;
- o. optometrists and/or opticians;
- p. movie and game hire;
- q. **veterinary care facilities** and/or animal grooming services;
- r. massage therapists;
- s. tattoo and piercing studios; and
- t. weight management services.

Communication facility

means a **radiocommunications** or **telecommunication** facility.

Communication kiosk

means a publicly accessible structure, whether free-standing or attached to a **building**, for the provision of **telecommunication** and **radiocommunication** services to the public. It includes phone boxes and public wifi access points.

Community activity

means the use of any land and/or **buildings** principally by members of the community for recreation, entertainment, health care, safety and welfare, spiritual, cultural or deliberation purposes.

Community corrections facility

means **buildings** used for non-custodial community corrections purposes. This includes probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes. Community corrections facilities may be used for the administration of, and a meeting point for, community work groups.

Community facility

means any land and/or buildings used for community activities or education activities. Community facilities include reserves, recreation facilities, libraries, community infrastructure such as community halls, health care facilities, care facilities, emergency service facilities, community corrections facilities, community welfare facilities and facilities used for entertainment activities or spiritual activities. Community facilities exclude privately (as opposed to publicly) owned recreation facilities, entertainment activities and restaurants.

In relation to the open space zones of Chapter 18 Open Space, community corrections facilities and community welfare facilities are excluded from this definition.

Community garden

means a privately or publicly held piece of land used collectively and not for profit by a group of people, whose members are from more than one household, for growing fruit, vegetables and flowers.

Community housing unit

~~in relation to the Community Housing Redevelopment Mechanism, means a residential unit owned, let or to be let by or on behalf of the Council, Housing New Zealand Corporation, a not-for-profit housing entity or a registered community housing provider (under Part 10 of the Housing Restructuring and Tenancy Matters Act 1992) as social housing.~~

Community infrastructure

has the same meaning as defined in s197 of the Local Government Act 2002.

Community market

means a regular and ongoing market with multiple vendors using moveable buildings or structures. It excludes retail activity ancillary to a permanent activity on the same site.

Community welfare facility

means the use of land and/or buildings for providing information, counselling and material welfare of a personal nature. This includes personal and family counselling, citizens advice bureaux, legal aid and the offices of charitable organisations where the facility is operated by a non-profit making organisation.

Commercial zones

means the followings zones: Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone, Commercial Banks Peninsula Zone, Large Format Retail Zone, Commercial Office Zone, Mixed Use Zone, City Centre Zone, Central City Mixed Use Zone and Central City Mixed Use (South Frame) Zone.

Communal living area

Means a residential living area(s) provided for persons accommodated within a retirement village not within a self-contained retirement unit.

Comprehensive residential development

Commented [IK4]: Responds to submission point by Retirement Villages Association of New Zealand Inc (#811) detailed in s42A of Ike Kleybos and JWS on Retirement Village Controls dated 22 April 2024.

in relation to the ~~Residential New Neighbourhood Zone~~ Future Urban Zone,⁴ means a development of three or more residential units which have been, or will be, designed, consented and constructed in an integrated manner (staged development may ~~is~~ not be precluded). It may include a concurrent or subsequent subdivision component.

Conservation activities

means the use of land and/or buildings for the management, maintenance and enhancement of ecological values for indigenous vegetation and indigenous fauna and their habitats. It includes:

- a. weed and pest control;
- b. fencing;
- c. restoration planting;
- d. associated environmental research and education activities; and
- e. access tracks and associated structures.

Contaminated land

has the same meaning as defined in s2 of the Resource Management Act 1991.

Context and site analysis

in relation to the Meadowlands Exemplar Overlay, means the analysis of the key existing elements and influences in the vicinity of the proposed development (context analysis) and the key existing elements and influences of the development site (site analysis).

Continuous building length

in relation to the Central City, means a continuous façade along any elevation of a building.

Contributory building

In relation to a heritage area, means the buildings identified in Appendix 9.3.7.3 as being contributory buildings. These buildings support and are consistent with the heritage values and significance of the heritage area, but are not defining buildings.

Convenience activities

means the use of land and/or buildings to provide readily accessible retail activities and commercial services required on a day to day basis. It excludes:

- a. booking services for airlines, recreation activities and entertainment activities;
- b. travel agency services;
- c. real estate agents;

⁴ Responds to submission #760 ChristchurchNZ and Christchurch City Council #751, s32AA evaluation is undertaken in the Joint Witness Statement of Planners – Mixed Use Zone pg 15 -

- d. betting shops;
- e. **gymnasiums**;
- f. dry-cleaning and laundrette services (but not agencies for these services);
- g. electrical goods repair services;
- h. premises licensed to serve alcohol;
- i. counter insurance services;
- j. financial and banking facilities; and
- k. copy and quick printing services.

Core public transport route

means a core route (along high-demand corridors, connecting **key activity centres** and operating at high frequencies) as defined in Appendix 1 of the Regional Public Transport Plan 2012 (or any change to those routes during the lifetime of the **District Plan**). Core public transport routes generally have at least a 15 minute frequency during peak periods and daytime inter-peak.

Corner site

means a **site** at the intersection of two **roads** with legal **frontage** to both **roads**.

Council

means the Christchurch City Council or any committee, subcommittee, commissioner, officer or person to whom the Christchurch City Council's powers, duties or discretions under the Act have lawfully been delegated.

Coverage

in zones other than Medium Density Residential and High Density Residential means that portion of a **site** which is covered by **buildings**, including **accessory buildings**, and the area protected by the eaves of **buildings**.

Crematorium/Crematoria

has the same meaning as defined in s2 of the **Burial and Cremation Act 1964**.

In relation to **Sub-chapter 13.2 Specific Purpose (Cemetery) Zone**, this definition applies only to crematoria having memorial gardens for the purpose of ash **interment** adjacent to the **buildings** where such appliances, machinery or furnaces are fixed.

Critical infrastructure

means infrastructure necessary to provide services which, if interrupted, would have a serious effect on the communities in **Christchurch District** and which would require immediate reinstatement. This includes any structures that support, protect or form part of critical infrastructure. It includes:

- a. Christchurch International Airport;

- b. Lyttelton Port of Christchurch;
- c. gas storage and distribution facilities;
- d. electricity sub-stations, networks and distribution installations, including the **electricity distribution network**;
- e. supply and treatment of water for public supply;
- f. storm water and sewage disposal systems;
- g. **telecommunications** and **radiocommunications** installations and networks;
- h. **strategic road network** and rail networks (as defined in the **Canterbury Regional Land Transport Strategy**);
- i. petroleum storage and supply facilities;
- j. public **health care facilities**, including **hospitals** and medical centres;
- k. **emergency service facilities**; and
- l. New Zealand Defence Force facilities.

Crop support structures

in relation to **Chapter 17 Rural**, means open structures on which plants are grown.

Cultural activity

means the use of land and/or **buildings** for public performances, demonstrations or displays/exhibitions of cultural, historic, scientific or artistic significance, whether a charge is made for admission or not. It includes:

- a. museums;
- b. cultural centres;
- c. galleries;
- d. the open-air operation of heritage vehicles, trains and machinery; and
- e. **ancillary** workshops, **offices**, storage, **retail activity** and staff accommodation.

Customary harvesting

means the harvesting of **indigenous vegetation** or **indigenous fauna** by mana whenua, in accordance with tikanga, for traditional uses. These include:

- a. food gathering;
- b. carving;
- c. weaving; and
- d. traditional medicine.

Cycle lane

means part of a [roadway](#) to be used by cycles, in which other traffic is not necessarily excluded. A cycle lane is indicated by pavement markings, texture or colour, or by raised pavement markers.

Cycle route

means a recommended route for cyclists through an area consisting of [cycle ways](#), [cycle lanes](#) and/or [streets](#), identified by [signs](#).

Cycle way

means a physically separate track for cyclists to which pedestrians usually have access, but from which motor vehicles are excluded. It may be [adjoining](#) a [roadway](#) or on a separate [allotment](#).

D

Deconstruction

in relation to a [heritage item](#), means to carefully dismantle a [building](#) or feature in such a way that the deconstructed materials may be later used in [reconstruction](#) or [restoration](#).

Defence against water

means any structure or equipment, including any bund, weir, spillway, floodgate, bank, stopbank, retaining wall, rock or erosion protection structure, groyne, vegetation (including anchored tree protection) or reservoir, that is designed to have the effect of stopping, diverting, controlling, restricting or otherwise regulating the flow, energy or spread of water, including floodwaters, within, into or out of a [water body](#), artificial watercourse, or artificial lake, for the purposes of flood mitigation.

Defining building

In relation to a [heritage area](#), means the [buildings](#) identified in [Appendix 9.3.7.3](#) as being [defining buildings](#). These are [buildings that are of primary importance to the \[heritage area\]\(#\) and establish its \[heritage values\]\(#\) and \[significance\]\(#\)](#).

Demolition

in relation to a [heritage item](#), [heritage setting](#), or a [building in a heritage area](#), means permanent destruction, in whole or ~~of a substantial~~ part, which results in the complete or significant loss of the [heritage fabric](#) ~~and or~~ form.

Department store

means a retail store carrying a wide variety of merchandise, organised into various departments that sell goods such as apparel, furniture, appliances, electronics, household goods, toiletries, cosmetics, jewellery, toys and sporting goods, and where no one merchandise line dominates.

Development contribution

has the same meaning as defined in s197 of the [Local Government Act 2002](#).

Development site

means the total area of land subject to development within the boundaries shown on the development plans, whether the boundaries are legally defined or otherwise nominated. It must include any [access for the development](#) and may comprise an area of land held in one, part of one or more records of title.

Digital sign

means an internally lit [sign](#) that displays electronic messages and/or images.

Discrete

in relation to the [Central City](#), means not directly associated with a premise or [site](#).

Disinterment

in relation to [Sub-chapter 13.2 Specific Purpose \(Cemetery\) Zone](#), means the removal of a human body, or a container of ashes, from a grave or a [vault](#).

District centre

~~in relation to Chapter 15 Commercial, means the [Commercial Core Zone](#) and, where applicable, the [Commercial Retail Park Zone](#) at Belfast/Northwood (emerging), Eastgate/Linwood, Hornby, North Halswell (emerging), Papanui/Northlands, Riccarton and Shirley/Palms.~~

District Plan

means the proposed or operative district plan for [Christchurch District](#).

Disturbance of soil

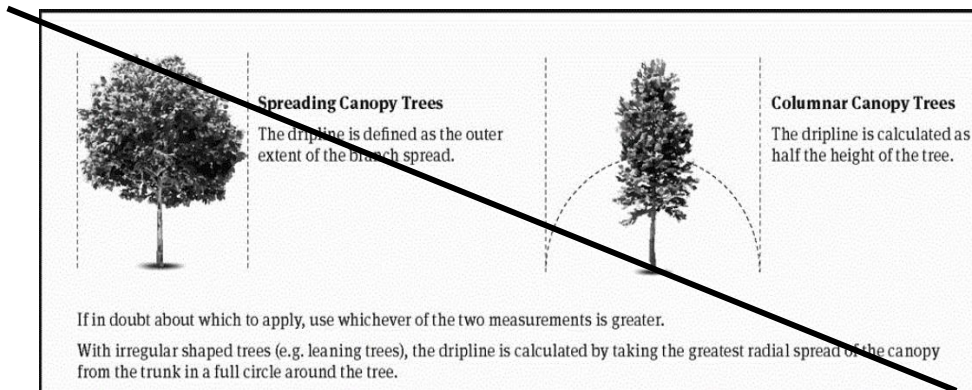
means any activity, including [excavation](#) and [filling](#), which results in soil being shifted, moved, mixed, turned or disturbed.

Drag racing

means vehicles which race over 400 metre distance, with a maximum of two vehicles at a time.

Dripline

~~means the dripline of a tree, being a circular area, where the radius is equivalent to either the outer extent of the branch spread or half the height of the tree, whichever is the greater. This is illustrated in the diagram below.~~



Drive-through services

means a **retail activity** or **commercial service** where the goods/services are offered and/or are sold to a customer while remaining within their vehicle. It includes facilities that may form part of another facility, including **food and beverage outlets**, but excludes **service stations**.

Dtr,2m,nT,w+Ctr

means the Weighted Standardised Level Difference of the external **building** envelope (including windows, walls, roof/ceilings and floors where appropriate) and is a measure of the reduction in sound level from outside to inside a **building**, assessed in accordance with [ISO 140-5:1998 Acoustics – Measurement of sound insulation in buildings and of building elements – Part 5](#) and [ISO 717-1:2013 Acoustics – Rating of sound insulation in buildings and of building elements – Part 1](#). Dtr,2m,nT,w + Ctr is also known as the external sound insulation level.

Duplex

in relation to the [Residential New Neighbourhood Future Urban Zone](#), means a single residential **building** containing two **residential units**, each with its own entrance and **habitable space** on the ground floor.

E

Earthquake waste

in relation to [Sub-chapter 13.12](#) Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone, means:

- a. solid waste resulting from the Canterbury earthquakes, including liquefaction silt;
- b. solid waste resulting from any construction work (within the meaning of Section 6 of the [Construction Contracts Act 2002](#)) undertaken as a result of the Canterbury earthquakes (within the meaning of Section 4 of the [Canterbury Earthquake Recovery Act 2011](#));

- c. hardfill from Christchurch District's sewer, water and road network; and
- d. liquid waste extracted from Christchurch District's infrastructure network; but excludes any of the following unless it is not reasonably practicable to separate it from the waste specified in a. – d.;
- e. general domestic refuse;
- f. human waste;
- g. building insulation and building materials containing asbestos; or
- h. hazardous substances and waste; or
- i. waste material from an industrial process or trade process.

Earthquake waste processing activities

in relation to Sub-chapter 13.12 Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone, means:

- a. the storage, stockpiling, sorting and processing (including recycling) of earthquake waste; and
- b. any ancillary activities (including buildings and transportation) for the purpose of the activities specified in a.; and
- c. any remediation work required as a result of the effects of the activities specified in a. and b.

Earthworks

means any filling, excavation, disturbance of, deposition on or change to the profile of, the land of a site by:

- a. moving, removing, placing or replacing earth, rock or soil; or
- b. root raking and blading; or
- c. inserting cement, bentonite grout, timber or other foundation piles and/or undertaking other methods, either for earthquake repair or to strengthen the land to allow for construction of a building on the site; or
- d. constructing a track, firebreak or landing; or
- e. installing services or utilities.

EDM core public transport route

means a core route (along high-demand corridors connecting key activity centres and operating at high frequencies) as defined in Appendix 1 of the Regional Public Transport Plan 2012.

EDM walking distance

means a distance as measured along any continuous, accessible and walkable route, including footpaths and open space, over which the general public has a legal right of walking access.

Education activity

means the use of land and/or **buildings** for the provision of regular instruction or training. It includes **ancillary spiritual activities, recreation activities**, health activities and **cultural activities, offices**, out of school care (all of which may be shared) and boarding/residential accommodation. It also includes **preschools** in the **Specific Purpose (School) Zone** and **Specific Purpose (Tertiary Education) Zone**.

Education facility

means land and/or **buildings** primarily used for **education activities**.

Elderly person's housing unit

means an **older person's housing unit** that was consented or otherwise permitted prior to the **District Plan** becoming operative.

Electricity distribution

means the conveyance of electricity via **electricity distribution lines**, cables, **support structures**, substations, transformers, switching stations, kiosks, **cabinets** and **ancillary buildings** and structures, including communication equipment, by a **network utility operator**. This includes Orion New Zealand Limited assets shown on the Planning Maps.

Electricity distribution line

means the lines and associated **support structures** utilised by a **network utility operator** to distribute electricity. This includes Orion New Zealand Limited assets shown on the planning maps.

Electricity transmission

has the same meaning as defined in the **National Policy Statement on Electricity Transmission 2008**.

Emergency

means a situation that:

- a. is the result of any happening, whether natural or otherwise, including any accident, explosion, earthquake, eruption, tsunami, land movement, flood, storm, tornado, cyclone, fire, leakage or spillage of any dangerous gas or substance, technological failure, infestation, plague, epidemic, failure of or disruption to an emergency service or a lifeline utility, or actual or imminent attack or warlike act; and
- b. causes or may cause loss of life or injury or illness or distress or in any way endangers the safety of the public or property in New Zealand or any part of New Zealand.

Emergency service facilities

means the facilities of authorities that are responsible for the safety and welfare of people and property in the community. It includes fire stations, ambulance stations, police stations and **emergency** coordination facilities.

Engine testing

means on-aircraft engine testing only. It excludes off-aircraft engine testing.

Entertainment activity

means the use of land and/or **buildings** principally for leisure and amusement activities other than sports, regardless of whether a charge is made for admission or not. It includes public performances, exhibitions, movie and live theatres, and **ancillary** workshops, storage, **offices** and **retail activity**.

Entrance strip

Refers to an **access including the following: **driveway**, **right of way**, **access lot**, **pedestrian pathway**.**

Equestrian facility

means the use of land and **buildings** for training, racing or showing horses for commercial or competitive purposes. It may include:

- a. providing horse-riding lessons for a tariff; and
- b. **ancillary retail activity** and **outdoor storage areas**.

It excludes:

- c. pony clubs;
- d. the grazing of horses; and
- e. keeping or training horses where not open to the public.

Erection of a building

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

Esplanade reserve

has the same meaning as defined in s2 of the [Resource Management Act 1991](#).

Excavation

means the removal or **disturbance of soil** or material at or below the surface of the land, including in relation to land which has already been filled or excavated.

Existing forestry

means the tending, maintenance and harvesting of forest commercially planted as at 2 May 2015. It includes any **earthworks ancillary** thereto and wholly contained within the existing forestry boundaries.

F

Family flat

means self-contained living accommodation, whether contained within a **residential unit** or located separately to a **residential unit** on the same **site**, which is occupied by family member/s who are dependent in some way on the household living within that **residential unit**, and which is encumbered by an appropriate legal instrument which ensures that the use of the family flat is limited to dependent family members of the household living in the **residential unit**.

Family Store

in relation to the Salvation Army **site** in Addington, means the sale of second-hand goods that have been donated for sale, that would normally be associated with a charity shop.

Farm building

means a **building** integral to the primary use of the **site** for **farming**. It excludes **residential units**.

Farming

means the use of land and/or **buildings** for horticulture (including viticulture) and agriculture (including the rearing of animals), whether for profit or not. It includes:

- a. fencing and stock yards;
- b. shelterbelt and **amenity tree planting**;
- c. field-based horticultural and agricultural research;
- d. **ancillary outdoor storage areas** and **offices**; and
- e. **horticultural structures**.

Farming excludes intensive farming.

Filling

means the placing or disturbance of material upon the surface of the land above natural **ground level**, or upon land which has been excavated below natural **ground level**, or the placing or disturbance of material upon land below natural **ground level** where **excavation** has not taken place.

Financial contribution

has the same meaning as defined in s108(9) of the Resource Management Act 1991.

Fine grain

means a pattern and arrangement of sites and/or building within street blocks that are predominantly comprised of smaller and narrower sites and/or buildings, rather than wider and larger sites and/or buildings, resulting in more variety in the built form of a streetscape.

Flood management area

means an area identified on the planning maps which is at risk of flooding in a **major flood event**, where specific minimum floor level rules and **earthworks** rules apply.

Food and beverage outlet

means the use of land and/or **buildings** primarily for 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** and any **ancillary** services. It excludes **supermarkets**.

Formed / Formation

in relation to a **road**, means construction of all or part of the legal **road** for use by motor vehicles. It includes gravelling, metalling, sealing or permanently surfacing the **road**.

Freeboard

means an allowance added to predicted flood water levels to account for uncertainties, such as:

- a. flood modelling error margins;
- b. inaccuracies in surveying land levels;
- c. construction tolerances;
- d. obstructions within drainage networks and waterways; and
- e. natural phenomena (e.g. wave and wind effects).

Free-standing sign

means a **sign** which is fixed to the ground rather than a **building** (see [Appendix 6.11.8 Signage - Diagram 8](#)). It may be erected on a pole or other support structure. It excludes **signs** which are erected on or over the **Transport Zone**.

Freight depot

in relation to the Specific Purpose (Airport) Zone means **sites** where the primary use is receiving, despatching or consolidating goods in transit by **road**, rail, air or sea, and includes:

- a. carrier's depots;
- b. courier depots;
- c. mail distribution centres;
- d. bus and truck depots.

This definition excludes:

- e. composting plants;
- f. refuse transfer stations.

Freight handling activities

in relation to [Chapter 7 Transport](#), means the use of land, plant, equipment, **buildings**, infrastructure and structures for freight handling and distribution. It includes **ancillary**:

- a. storage areas and facilities, including warehouses;
- b. maintenance and repair facilities;

- c. parking areas; and
- d. administration facilities.

Freight hub

means an area where the transferring of freight between vehicles or transport modes is the primary activity of the site. Freight hubs are generally ports, airports, inland ports and rail depot facilities (such as the Middleton Railyard).

Frontage

(see Boundary).

Front site

means a site having one or more frontages to a road or private road.

Full-time equivalent student

in relation to Chapter 7 Transport, means:

- a. for a full-time student, one student; and
- b. for a part-time student, the proportion of a full-time student that is equivalent to the portion of a full-time course that that part-time student undertakes.

For the purposes of provisions that require the calculation of the total number of full-time equivalents at a tertiary education and research activity, such calculation can be undertaken using the New Zealand Qualifications Authority method of the sum of the totals of the student credit value for each enrolled student during the calendar year then divided by 120 (which is the standard number of credits for a full-time student).

Funeral Home

means the use of land and/or buildings for a business activity offering, for a charge, the services of preparing bodies for burial or cremation and/or the use of rooms where viewings and a funeral service can be held.

Future development allotment

in relation to the Meadowlands Exemplar Overlay, means an allotment encumbered to achieve the density required by the zone.

G

Garage

means an accessory building, or part of a building, designed or used for housing motor vehicles and other miscellaneous items. It may include a carport, workshop, laundry and/or sleep-out ancillary to any associated residential unit. Garages may be located on a site other than the site of the residential unit.

Garden allotment

means a **site** used by an individual or members of a single household for growing fruit, vegetables and flowers, which are not sold to consumers (including **restaurants**).

Greenfield

means undeveloped urban land that is located in a Greenfield Priority Area for future residential or business development on Map A in Chapter 6 of the **Canterbury Regional Policy Statement**.

Greenhouse

means a totally enclosed structure where plants are grown within a controlled environment.

Greenway

For the purposes of the Mixed Use Zone (Comprehensive Housing Precinct), means a high amenity corridor for the use of pedestrians, people on bikes and other active transport modes, in addition to the provision of landscaping, trees, stormwater management and informal recreation space. Greenways are not open to general traffic, except authorized maintenance vehicles.⁵

Gross floor area

means the sum of the total area of all floors of all **buildings**, measured from the exterior faces of the exterior walls or from the centre line of walls separating two **buildings**. For the purposes of calculating **loading spaces**, mobility and cycle **parking spaces** and the high trip generator thresholds only, it excludes **off-street parking areas** and/or **loading areas** contained within the **building**.

Gross floor area of the habitable space

means the sum of the total area of all floors of all spaces of a **residential unit**, excluding any bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes drying room or **garage** (except any portion of a **garage** that includes a **sleep-out**).

Gross leasable floor area

means the sum of the total area of all floors (within the external walls for **buildings** or within the **boundary** for outdoor areas) designed or used for tenant occupancy, but excluding:

- a. common lift wells and stairwells (including landing areas);
- b. common corridors and halls (other than food court areas);
- c. common toilets and bathrooms;
- d. any **parking areas** and/or **loading areas**; and for the purposes of calculating **loading**, car and cycle parking requirements and the high trip generator thresholds, it also excludes:

⁵ Responding to submission of ChristchurchNZ, s32AA analysis is included in the Planners Joint Witness Statement – Mixed Use Zone pg13. <https://chch2023.ihp.govt.nz/assets/Joint-Witness-Statements/Joint-Witness-Statement-Planners-Mixed-Use-Zones-6-and-13-November-and-18-December-2023-UPDATED-20-December-2023.pdf>

- e. common seating areas (including food court seating areas); and
- f. lobby areas within cinemas.

Ground floor area

means the total area of the **building** measured from the exterior faces of the exterior walls at ground level.

Ground level

In zones other than **Medium Density Residential** and **High Density Residential** means the natural ground level or, where the land has been subdivided, the level of the ground existing when works associated with any prior **subdivision** of the land were completed, but before **filling** or **excavation** for new **buildings** on the land has commenced.

Within the **Medium Density Residential zone** and the **High Density Residential zone** only, means:

- a. 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);
- b. if the **ground level** cannot be identified under paragraph (a), the existing surface level of the ground;
- c. 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 retaining structure where it intersects the **boundary**.

Grout

means a material which consists of water and at least 20% cement, and which may also contain aggregate, inert additives or bentonite.

Gymnasium

means a **building** or room/s used for individual or organised or instructed indoor exercise, including aerobics or weight/circuit training, fitness centres with equipment for self-exercise, and **ancillary** facilities such as health care services, spa/sauna, a small apparel sales area and cafeteria for patrons. Specialised facilities, such as squash courts, are considered **ancillary** to the gymnasium for the purposes of calculating parking requirements.

Gust Equivalent Mean (GEM)

means a wind speed formulation used to account for sudden wind accelerations that occur in urban environments. GEM wind speeds are derived by applying statistical methods to variations of wind speeds from the wind simulation model. GEM wind speeds represent the gust speed divided by 1.85, where 1.85 is the gust factor

H

Habitable building

means any **building** occupied by persons for **residential activity** or **visitor accommodation**.

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 District Plan to be a similarly occupied room.

Habitable space

means all the spaces of a residential unit or visitor accommodation unit except any bathroom, laundry, toilet, pantry, walkin wardrobe, corridor, hallway, lobby or clothes drying room (but including any portion of a garage used as a sleep-out).

Hazard mitigation works

in relation to slope instability hazards in Chapter 5 Natural Hazards, means engineering works to prevent and control land instability, rock falls/boulder roll and the extent of debris travel. It includes the building of rock fall/boulder roll protection structures, the mechanical fixing of rocks in situ, the re-contouring of slopes and/or land and any necessary on-site geotechnical investigations required as part of the works. Retaining walls not required for a hazard mitigation purpose are excluded from this definition.

Hazardous substance

means:

- a. any substance or mixture or formulation of substances which has one or more of the following intrinsic properties, and exceeds any of the minimum degrees of hazard for the following hazards prescribed in the Hazardous Substances (Minimum Degrees of Hazard) Regulations 2001:
 - i. explosiveness;
 - ii. flammability;
 - iii. a capacity to oxidise;
 - iv. corrosiveness;
 - v. acute and chronic toxicity; and
 - vi. eco-toxicity, with or without bio-accumulation;
- b. substances which, in contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased), generate a substance or reaction with any one or more of the properties specified in a. above;
- c. substances that, when discharged to surface or groundwaters, have the potential to deplete oxygen as a result of the microbial decomposition of organic materials (for example, milk or other foodstuffs); and
- d. radioactive substances.

In the Specific Purpose (Lyttelton Port) Zone and the Bulk Liquid Storage Area identified in Appendix 13.8.6.5 Bulk liquids storage area, the following:

- e. storage of substances within or on vehicles being used in transit on public roads;

- f. installations where the combined transformer oil capacity of the electricity transformers is less than 1,000 litres;
- g. fuel within mobile plant, motor vehicles, boats and small engines;
- h. the **accessory** use and storage of hazardous substances in minimal domestic scale quantities;
- i. fire-fighting **substances**, and **substances** required for **emergency** response purposes on emergency service vehicles and at **emergency service facilities**;
- j. activities involving **substances** of HSNO sub-classes 1.6, 6.1D, 6.1E, 6.3, 6.4, 9.1D and 9.2D unless other hazard classification applies;
- k. waste within trade waste sewers; and
- l. vehicles applying agrichemicals and fertilisers for their intended purpose are:
 - i. deemed to be permitted activities for the purpose of [Rule 13.8.4.1.4 Discretionary activities D5](#);
 - ii. excluded from the calculation of quantities in [Rule 13.8.4.1.1 Permitted activities P10](#); and
 - iii. excluded from the application of [Rule 13.8.4.1.2 Controlled activities C3](#).

Health care facility

means land and/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](#)). These include:

- a. medical practitioners;
 - b. dentists and dental services;
 - c. opticians;
 - d. physiotherapists;
 - e. medical social workers and counsellors;
 - f. midwives;
 - g. paramedical practitioners; and
- include the following facilities:
- h. diagnostic laboratories;
 - i. day **care facilities** for the elderly and disabled;
 - j. **integrated family health centres**; and
 - k. **accessory** offices and **retail activity** to the above; but

exclude facilities used for:

- l. the promotion of physical fitness, such as **gymnasiums** and/or pools (except where **ancillary** to a **hospital** service or treatment programme);
- m. beauty clinics; and
- n. health care within **retirement villages**.

Heat island

means an urban area that becomes an island of higher temperatures, relative to the surrounding rural or natural areas, due to limited trees and vegetation, and high concentration of buildings, roads and other infrastructure absorbing and re-emitting the sun's heat more than natural landscapes such as forests and water bodies.

Heavy industrial activity

means:

- a. blood or offal treating; bone boiling or crushing; dag crushing; fellmongering; fish cleaning or curing; gut scraping and treating; and tallow melting;
- b. flax pulping; flock manufacture or teasing of textile materials for any purpose; and wood pulping;
- c. storage and disposal of sewage, septic tank sludge or refuse;
- d. slaughtering of animals; storage, drying or preserving of bones, hides, hoofs or skins; tanning; and wool scouring;
- e. the burning of waste oil in the open air or in any combustion processes involving fuel-burning equipment;
- f. any other processes involving fuel-burning equipment, which individually or in combination with other equipment, have a fuel-burning rate of up to 1000 kg/hr;
- g. the open burning of coated or covered metal cable or wire, including metal coated or covered with varnish, lacquers, plastic or rubber;
- h. any activity with the potential to discharge asbestos to air, including the removal or disposal of friable asbestos, except where it complies with the [Health and Safety in Employment \(Asbestos\) Regulations 1998](#) and is supervised and monitored by Occupational Safety and Health staff;
- i. burning out of the residual content of metal containers used for the transport or storage of chemicals;
- j. the burning of municipal, commercial or industrial wastes, whether by open fire or the use of incinerators for disposal of waste;
- k. any industrial wood pulp process in which wood or other cellulose material is cooked with chemical solutions to dissolve lining, and the associated processes of bleaching and chemical and by-product recovery; and
- l. **crematoriums** and embalming services.

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 3,500 kilograms. It includes a traction engine or a vehicle designed solely or principally for the use of fire brigades in attendance at fires (refer to [Heavy Motor Vehicle Regulations 1974](#)).

Heavy vehicle movement

(see [Heavy vehicle](#) and [Vehicle movement](#)).

Heavy vehicle trip

(see [Heavy vehicle](#) and [Vehicle trip](#)).

Hedge

In relation to [tree canopy cover](#) and [financial contributions](#), means a row of closely spaced plants that meet the definition of a [tree](#), trained to form a barrier or mark a boundary.

Height

In zones other than the [Medium Density Residential zone](#) and [High Density Residential zone](#) 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, except that for the purpose of calculating height in all zones, account shall be taken of parapets, but not of:

- a. radio and television aerials, provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 2.5 metres; and
- b. finials, provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 1.5 metres;
- c. lift shafts, plant rooms, water tanks, air conditioning units, ventilation ducts, chimneys, [antennas](#) and similar architectural features on [buildings](#) in all open space zones of [Chapter 18 Open Space](#); commercial and industrial zones of [Chapter 15 Commercial](#) and [Chapter 16 Industrial](#); residential zones of [Chapter 14 Residential](#) within the Central City; and the [Specific Purpose \(Defence Wigram\) Zone](#), [Specific Purpose \(Tertiary Education\) Zone](#), [Specific Purpose \(Hospital\) Zone](#) and [Specific Purpose \(Airport\) Zone](#);
- d. chimneys (not exceeding 1.1 metres in any direction);
- e. any [utility](#) or part of a [utility](#) with a horizontal dimension of less than 55 millimetres;
- f. the spires or towers of [spiritual activities](#) that exceed the allowed zone height by no more than 3 metres or 20% of the [building](#) height (whichever is greater); and
- g. any pole or support structure for flood or training lights [accessory](#) to a sports facility, provided that their height does not exceed 40 metres.

In relation to Sub-chapter [6.12 Radiocommunication Pathway Protection Corridors](#), the exceptions in a. to d. and f. do not apply when assessing the height of buildings against the height limits set out in [Tables 6.12.4.2.1 – 6.12.4.2.3](#).

Within the [Medium Density Residential zone](#) and [High Density Residential zone](#) only, means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.

Height in relation to boundary

means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.

Helicopter movement

means the landing or take-off of a helicopter.

Heli-landing area

means an area of land, building or structure used for the take-off and landing of helicopters for primary purposes other than:

- a. emergency landings;
- b. medical emergencies;
- c. search and rescue operations;
- d. firefighting, police or civil defence purposes;
- e. advertised community events providing educational activities for schoolchildren and/or fundraising activities such as arts and craft shows, fairs and A & P shows; and
- f. farming, forestry, the construction of buildings and the construction or maintenance of utilities.

Heritage area

means an area of land that is identified in Appendix 9.3.7.3 Schedule of significant historic heritage areas because it comprises an inter-related group of historic places, buildings, structures and/or sites that make a significant contribution towards an understanding and appreciation of Christchurch District's history and cultures.

Heritage fabric

in relation to Sub-chapter 9.3 Historic Heritage of Chapter 9 Natural and Cultural Heritage, means any physical aspect of a heritage item, or heritage setting, or heritage area which contributes to its heritage values. In the case of the interior of a heritage item, it includes only that heritage fabric which is **protected by** in Appendix 9.3.7.2 Schedule of significant historic heritage for that heritage item. Heritage fabric **may** include:

- a. original and later material and detailing which forms part of, or is attached to, the interior or exterior of a building, structure or feature;
- b. **later fabric introduced as part of repairs, restoration or reconstruction;**
- c. ~~the~~ the patina of age resulting from the weathering and wear of construction material over time;
- d. ~~the~~ fixtures and fittings that form part of the design or significance of a heritage item, but excludes inbuilt museum and artwork exhibitions and displays; and
- e. ~~the~~ for **open space a heritage items which is an open space**, built or **nonbuilt-other** elements independent of buildings, structures or features, such as historic paths, paving, **trees**, and garden layout.

Heritage fabric excludes fabric certified in accordance with [Appendix 9.3.7.6 Certification Certificate](#) of non-heritage fabric.

Heritage investigative and temporary works

in relation to a **heritage item**, means temporary removal, recording, storage and reinstatement of undamaged **heritage fabric** where necessary for associated works to the **heritage item**. It may include:

- a. temporary removal for investigation of **building** condition and determining the scope of works; and
- b. temporary removal of **heritage fabric** where the **heritage fabric** cannot be satisfactorily protected in situ; and
- c. core drilling.

It excludes the following activities where they are undertaken as part of **heritage upgrade Building Code works**:

- d. core drilling;
- e. temporary lifting and/ or temporary moving off foundations; and
- f. temporary lifting and/or temporary moving of a **heritage item** to allow for ground, foundation and retaining wall remediation.

Heritage item

means an entry in [Appendix 9.3.7.2 Schedule of significant historic heritage](#) which has met the significance threshold for **listing scheduling** in the **District Plan**. Heritage items can be:

- a. a **building, buildings** or group of interrelated **buildings**;
- b. a structure or feature, such as a bridge, **monument**, gun emplacement, whale pot or lamp stand; and
- c. **land which is** an open space, such as a square, park, garden or **cemetery**.

Heritage items exclude entries in [Appendix 9.3.7.2 Schedule of significant historic heritage where the heritage item has been demolished or relocated from the setting.](#)

Heritage professional

in relation to [Rule 9.3.4 Historic heritage](#), [Appendix 9.3.7.5 Heritage works plan](#) and [Appendix 9.3.7.6 Certificate of non-heritage fabric](#), means **a person who has been certified by Council as having:**

~~a. a registered architect with a recognised post-graduate qualification in a field related to heritage conservation or management and at least three years of experience, including experience on at least three projects where he/she has acted as the principal heritage advisor for works involving a heritage building listed by Heritage New Zealand and/or in a district plan; and/or~~

- a. ~~b. a person with~~ a degree or ~~with~~ a recognised post-graduate qualification in a field related to heritage conservation or management, ~~and~~
- b. at least five years of experience **working** in heritage conservation or management, **and including**

- c. experience on at least ~~five~~ **three** projects where ~~he/she has they have~~ acted as ~~a the principal~~ heritage advisor for **conservation** works involving a heritage ~~building place~~ listed by Heritage New Zealand **Pouhere Taonga** and/or **scheduled** in a district plan, ~~or of documented district level or higher significance, where the works have aligned with the principles of the ICOMOS New Zealand Charter 2010, and~~
- d. **membership of an organisation for heritage professionals such as ICOMOS New Zealand, New Zealand Archaeological Association, or Pū Manaaki Kahurangi New Zealand Conservators of Cultural Materials.**

Heritage setting

means an **area surrounding a heritage item, and shown on the Heritage Aerial Map for that item, which is integral to its contextual heritage values and entry in Appendix 9.3.7.2 Schedule of significant historic heritage which, together with the associated heritage item, has met the significance threshold for listing in the District Plan. A heritage setting is the area around and adjacent to a heritage item that is integral to its function, meaning and relationships. ~~Heritage settings have not been assessed as meeting the significance threshold for scheduling as and may include individually listed Heritage settings are not in themselves part of scheduled heritage items.~~ Heritage settings **may** include:**

- a. **buildings;**
- b. **multiple heritage items**
- c. ~~b-~~ structures or features, such as fences, walls and gates, bridges, **monuments**, gun emplacements, whale pots, lamp stands and **public artworks**;
- d. ~~c-~~ gardens, lawns, mature trees and **landscaping**, water features, historic landforms;
- e. ~~d-~~ access, walkways and **cycle ways**, circulation, paths and paving;
- f. ~~e-~~ **land which is** open space; and
- g. ~~f-~~ spatial relationships.

Heritage settings exclude entries in Appendix 9.3.7.2 Schedule of significant historic heritage where the associated heritage item has been demolished or relocated from the setting.

Heritage ~~upgrade~~ Building Code works

in relation to a **heritage item or heritage setting**, means works ~~undertaken which to satisfy or~~ increase compliance with **the Building Act 2004** and **the Building Code requirements**. It may include:

- a. structural seismic upgrades, **foundation works**, core drilling, temporary lifting and/or moving off foundations or permanent realignment of foundations;
- b. fire protection;
- c. provision of **safe** access; and
- ~~d. temporary lifting and/or temporary moving of a heritage item to allow for ground, foundation and retaining wall remediation.~~
- d. **insulation and glazing upgrades.**

It excludes Building Code ~~upgrade~~ works undertaken as part of **repairs, reconstruction or restoration.**

Commented [RS5]: Amendment proposed in rebuttal evidence of Suzanne Richmond para 40. Further amendment proposed in Suzanne Richmond's summary statement 28/11/23, para 9.

Heritage values

means the following tangible and intangible attributes which contribute to the significance of a **heritage item or heritage area and its heritage setting**:

- a. historical and social values;
- b. cultural and spiritual values;
- c. architectural and aesthetic values;
- d. contextual values;
- e. technological and craftsmanship values; and
- f. archaeological and scientific values.

High flood hazard management area

means an area subject to inundation events where the water depth (metres) x velocity (metres per second) is greater than or equal to 1, or where depths are greater than 1 metre, in a 0.2% **AEP** (1 in 500-year) flood event (as identified in the **Canterbury Regional Policy Statement**, Chapter 11) and shown on the planning maps.

High technology industrial activity

Means the use of land and/or **buildings** for the research, development and application of advanced technology and applied science. It includes communications technology development, computer and information technology development, scientific research laboratories, and any associated manufacturing, electronic data storage and processing.

Hill waterway

means any waterway, watercourse, gully, swale, open drain, **spring** or waterfall that:

- a. is not identified or defined in the **District Plan** under any other **water body** classification; and
- b. has an average gradient over a distance of 100 metres of 1 in 50 or steeper, where the gradient is measured from 50 metres upstream and 50 metres downstream from the centre of the waterway where it passes through the **site**. Where a waterway is less than 100 metres long, the gradient shall be measured over the entire length of the waterway.

The upstream extremity of a hill waterway is at the point of channelisation of overland sheet flow.

Historic heritage

has the same meaning as defined in s2 of the **Resource Management Act 1991**.

Home occupation

means any occupation, including a profession but excluding [visitor accommodation](#), undertaken within a [residential unit](#) or an [accessory building](#) by a person who resides permanently within that [residential unit](#). It excludes:

- a. motor vehicle or boat trading and/or storage, other than those owned by, and for the use of, people who live on the same [site](#);
- b. [motor-servicing facilities](#);
- c. [heavy industrial activities](#);
- d. [boarding of domestic animals](#); and
- e. [funeral homes](#).

Homebase Centre

Means the area zoned ~~Commercial Retail Park~~ [Large Format Retail](#) located on Marshland Road between QEII Drive and Briggs Road.

Horticultural structures

in relation to [Chapter 17 Rural](#), means [artificial crop protection structures](#) and [crop support structures](#).

Hospital

means land and/or [buildings](#) used for the provision of medical or surgical treatment of, and health services for, people. It includes:

- a. helicopter landing and ambulance facilities;
- b. medical research and testing facilities;
- c. first aid and other health-related training facilities;
- d. rehabilitation facilities, including gymnasiums and pools;
- e. palliative facilities;
- f. supported residential care;
- g. hospital maintenance and service facilities;
- h. mortuaries;
- i. [accessory offices](#) and [retail activities](#), including pharmacies, [food and beverage outlets](#) and florists; and
- j. [accessory commercial services](#), including banks and dry-cleaners.

It excludes:

- k. [hospitals within retirement villages](#).

Hospital within a retirement village

means any facility providing [hospital](#) care within the meaning of the [Health and Disability Services \(Safety\) Act 2001](#) within a [retirement village](#).

Hosted visitor accommodation

means the use of a **residential unit** for **visitor accommodation** where:

- a. individual bookings by visitors are for less than 28 days each; and
- b. any **family flat** is not used for **visitor accommodation**; and
- c. at least one permanent resident of that **residential unit** is in residence in the **residential unit** for the duration of the stay; or
- d. there are two **residential units** on the same **site** and:
 - i. the **residential units** are in the same ownership and are not in strata titles;
 - ii. the permanent resident of one unit is in residence on the site for the duration of the stay and is employed in a supervisory capacity by the **visitor accommodation** activity.

Hosted visitor accommodation includes a bed and breakfast but excludes hotels, resorts, motels, motor and tourist lodges, backpackers, hostels, farmstays and camping grounds.

Hotel

means any **building** and associated land where **visitor accommodation** is provided and which is the subject of an alcohol licence. It may include **restaurants**, bars, bottle stores, conference and other **ancillary** facilities as part of an integrated complex.

Human scale

means incorporating dimensions that result in smaller built components and lower building heights, with attention to the human experience from eye level, relative to the physical size of a person.

I

Identified building area

means an area identified on an approved plan of subdivision on which a building is anticipated.

Impervious surface

means a continuous surface of concrete, bitumen, paving (with slabs, bricks, 'gobi' or similar blocks) or hardfill (excluding gravel or other loose stone surfaces that have not been mechanically compacted) that effectively puts a physical barrier on the surface of any part of a site. It excludes shade, tunnel or greenhouses that do not have solid floors.

Improved pasture

in relation to [Sub-chapter 9.1](#) Indigenous Biodiversity and Ecosystems of Chapter 9 Natural and Cultural Heritage, means an area of pasture:

- a. where exotic pasture grass and herb species ~~are the visually predominant vegetation cover~~ have been deliberately sown or maintained for the purpose of livestock grazing; and
- b. that:
 - i. is used for livestock grazing and has been routinely so used since 1 June 1996; or
 - ii. at any time on or after 1 June 1996 was modified or enhanced for the purpose of livestock grazing by cultivation, irrigation, oversowing, top-dressing and/or direct drilling.

(Proposed Plan Change 7)

Indigenous biodiversity

means organisms of New Zealand origin, the variability among these organisms and the ecological complexes of which they are a part. It includes diversity within species, between species, and of ecosystems, and includes their related indigenous biodiversity values.

Indigenous fauna

means all animals that occur naturally in New Zealand and have evolved or arrived without any assistance from humans. It includes migratory species visiting New Zealand on a regular or irregular basis.

Indigenous vegetation

means vegetation containing plant species that are indigenous or endemic to the area/site.

Indigenous vegetation clearance

means the felling or clearing of **indigenous vegetation** by cutting, crushing, cultivation, irrigation, chemical application, artificial drainage, stop banking or burning.

Industrial activity

means the use of land and/or **buildings** for manufacturing, fabricating, processing, repairing, assembly, packaging, wholesaling or storage of products. It excludes **high technology industrial activity**, mining exploration, **quarrying activity**, **aggregates-processing activity** and **heavy industrial activity**.

Infrastructure (Rule 5.6)

in relation to **Rule 5.6**, means water mains, sewerage mains, pump stations and reservoirs, electricity networks and substations, **telecommunications** networks, the **strategic road network**, other **roads**, rail, and bulk storage fuel facilities and associated pipelines. It excludes services from the **street to residential units**.

In situ mixing

means removal or **disturbance of soil** on the **site** of a repair, in order to combine that soil with other material as part of the repair of land damaged by earthquakes.

Installed

means permanently added to the physical structure of the **building** or **parking building**.

Integrated family health centre

means a **health care facility** primarily serving the local community where multiple health care services are located within one **building** (or networked) and function together in an integrated manner to meet the needs of the consumer. It will contain general practice clinical staff and services and may include community nursing and medical specialists, a day surgery, a pharmacy, a blood collection centre and physiotherapy, midwifery and counselling services.

Intensive farming

means the intensive production of livestock and/or plants, or aquatic animals, within a **building** or structure (excluding **greenhouses**, shade houses and poultry hatcheries) or on animal feed lots with limited or no dependence on natural soil quality on the **site** and food required to be brought to the **site**. It includes:

- a. intensive pig farming;
- b. intensive poultry farming;
- c. land-based aquaculture; and
- d. mushroom farming.

Interment

means depositing a human body, or a container of ashes resulting from the cremation of a human body, within a grave or a **vault**.

Intersection

in relation to two or more intersecting or meeting **roadways** or railway lines, means that area contained within the prolongation or connection of the lateral **boundary** lines of each **roadway** or railway.

Intrusive building or site

In relation to a heritage area, means the buildings and sites identified in Appendix 9.3.7.3 as being intrusive buildings or sites. These are buildings or sites which detract from and are inconsistent with the heritage values and significance of the heritage area. Vacant lots are also included as intrusive within the streetscape of the heritage area.

J

K

Key activity centres

means the following key existing and proposed **commercial centres** identified as focal points for employment, **community activities** and the transport network, and which are suitable for more intensive **mixed-use** development.

- a. Papanui/Northlands;
- b. Shirley/Palms;
- c. Linwood/Eastgate;
- d. New Brighton;
- e. Belfast/Northwood;
- f. Riccarton;
- g. North Halswell;
- h. Barrington; and
- i. Hornby.

The key activity centre in each location is land zoned either Town Centre or Local Centre Zone. ~~Commercial Core and, where applicable, Commercial Retail Park.~~

Key pedestrian frontage

means street frontages in the Commercial Core Zone-Town Centre or Local Centre Zone defined on the planning maps.

Key structuring elements

means the existing or proposed above ground infrastructure, such as stormwater ponds, roads and reserves, that contribute to the layout of new urban areas.

L

LAE

means the Sound Exposure Level (SEL) in decibels. LAE is the sound level of one second duration which has the same amount of energy as the actual noise event measured. This is usually used to measure the sound energy of a particular event, such as a train pass-by or an aircraft flyover.

LAeq

means the equivalent continuous Aweighted sound level in decibels. This is commonly referred to as the time-average sound level. LAeq is often assessed over a reference time interval of 15 minutes, in accordance with NZS 6802:2008.

LAm_{ax}/LAF_{max}

means the A-weighted maximum noise level in decibels measured with a ‘fast’ response time. It is the highest noise level that occurs during a measurement period.

Land management activities

in relation to Sub-chapter 13.11 Specific Purpose (Flat Land Recovery) Zone, means property clearance activities undertaken by the legally responsible entity, on behalf of the Crown. This entails:

- a. removal and disposal of all **buildings**, fences, paths or other debris;
- b. removal of vegetation that is not being retained;
- c. fencing of areas for safety, to deter illegal activities and to improve visual amenity; and
- d. ongoing land management responsibilities, including security and community reassurance patrols, maintaining vegetation, managing weeds and pests, and removing excessive rubbish.

Landscaped area

(see **Landscaping**).

Landscaping

means the provision of predominantly trees and/or shrub plantings. It may include some ancillary areas of lawn or other amenity features. **This definition shall not apply to residential activities in the [Medium Density Residential zone](#) and [High Density Residential zone](#).**

Landscaping strip

(see **Landscaping**).

Large format centre

means those **commercial centres** at Moorhouse Avenue, Shirley Homebase, Tower Junction, **[Northlink Papanui, SupaCenta Belfast and Chappie Place Hornby](#)** zoned **[Commercial Retail Park Large Format Retail Zone](#)** on the planning maps.

Large format retail activity

means any individual retail tenancy with a specified minimum floor area, where the tenancy is created by freehold, leasehold, licence or any other arrangement to occupy.

Ldn

means the day-night average sound level in decibels over a 24-hour period, which is calculated from the day (07:00-22:00) LAeq(15h) and night (22:00-07:00) LAeq(9h) values with a 10 dB penalty applied to the night-time LAeq(9h). Ldn values can be used to describe long term noise exposure by averaging over days, weeks or months.

Level crossing

in relation to [Chapter 7 Transport](#), has the same meaning as defined in s4 of the [Railways Act 2005](#).

Light manufacturing and servicing

in relation to the [Specific Purpose \(Airport\) Zone](#), means **sites** in which articles, goods or produce are prepared and/or repaired for sale or rent, and, apart from parking and manoeuvring, the light manufacturing and servicing activity will be contained entirely within a **building**.

Limit line

in relation to [Chapter 7 Transport](#), means a line marked on the surface of the [roadway](#) to indicate the place where traffic is required to stop for the purpose of complying with a stop sign, give-way sign, pedestrian crossing, railway crossing, school crossing point or traffic signal.

Living area

means [habitable space](#), excluding bedrooms.

Living space

means all the lounge, dining room, kitchen, bedroom, bathroom, toilet and hallway spaces within a [residential unit](#).

Loading

means the loading or unloading or fuelling of a vehicle, or the adjustment or covering or tying of its load or any part or parts of its load. Load, in relation to a vehicle, has a corresponding meaning.

Loading area

means that part of a [site](#) on which all vehicle [loading](#) facilities are accommodated. It includes all [loading spaces](#) and [manoeuvring areas](#).

Loading space

means that portion of a [site](#) clear of any [road](#) or [service lane](#) upon which a vehicle can stand while being loaded or unloaded, whether covered or not. Such loading space shall have vehicular [access](#) to a [road](#) or [service lane](#).

Local centre

~~means those areas zoned [Commercial Local](#) (excluding those areas at Beckenham and Wigram that are which is zoned [Commercial Local](#) but is categorised as a [neighbourhood centre](#)) and [Commercial Core](#) at Wainoni, Spreydon (Lincoln Road) and Upper Riccarton Peer Street.~~

means:

the [Local Centre zones](#) at Addington, Avonhead, Beckenham, Bishopdale, Colombo/Beaumont, Cranford, Edgeware, Fendalton, Ferrymead, Halswell, Hillmorton, Ilam/Clyde, Merivale, New Brighton, Northwest Belfast, Parklands, Prestons, Redcliffs, Richmond, Linwood Village, Barrington, St Martins, Sumner, Sydenham North, Sydenham South, Wairakei/Greers Road, Wigram, Woolston and Yaldhurst; and the [Commercial Banks Peninsula Zone](#) at Lyttelton and Akaroa.

Local roads

means any [road](#) not classified as either an [arterial road](#), distributor road or [collector road](#) in [Appendix 7.5.12 Road classification system](#).

Advice note:

1. Local roads are generally the roads classified as Typical or Slow Streets in the road classification system in the [Christchurch Transport Strategic Plan](#).

Low impact urban design

means using recognised best practice techniques in urban development to promote the efficient use of natural and physical resources and to reduce environmental impacts. It includes freshwater, energy use and conservation values.

M

Maintenance

in relation to a [heritage item](#) or [heritage setting](#), or [heritage area](#) means regular and ongoing protective care ~~of the item or setting~~ to prevent deterioration and to retain its [heritage value](#). It includes the following, where there is no permanent damage or loss of [heritage fabric](#):

- a. cleaning ~~or~~, washing ~~or repainting of~~ exterior or interior fabric using a method which does not damage the surface of the heritage fabric;
- b. reinstating existing exterior or interior surface treatments, **including repainting;**
- c. temporary erection of freestanding scaffolding;
- d. laying underground services and relaying ~~paved existing~~ surfaces to the same footprint;
- e. upkeep of gardens, including pruning of trees, pruning or removal of shrubs and planting of new trees or shrubs ~~(except planting within, or adjoining, plots within cemeteries);~~ and
- f. in relation to [church graveyards](#), [crematoria](#) and [cemeteries](#), maintenance also includes:
 - i. protective care and routine works to enable their ordinary functioning, such as temporary and reversible modifications or additions to [buildings](#);
 - ~~ii. installation of plaques;~~
 - ~~ii. iii. restoration, repair and protective care and reinstatement of monuments [heritage fabric](#); and~~
 - ~~iv. iii. disturbance of soil for burials and interment of ashes.~~

Major arterial roads

means roads classified as a major arterial road in Figure 20 (a-f) Road classification map, [Appendix 7.5.12](#) Road classification system.

Advice note:

1. Major arterial roads are generally the roads classified as State Highways and District Arterials in the road classification system in the [Christchurch Transport Strategic Plan](#).

Major cycle route

in relation to [Chapter 7](#) Transport, means a [cycle route](#) that predominantly consists of [cycle ways](#) and is at least two kilometres in continuous length.

Advice note:

1. [The Christchurch Transport Strategic Plan](#) identifies major cycle routes proposed by the [Council](#).

Major flood event

means either a 1 in 200 year (0.5% [AEP](#)) rainfall event concurrent with a 1 in 20 year (5% [AEP](#)) tidal event, or a 1 in 200 year tidal event concurrent with a 1 in 20 year rainfall event.

Major sports facility

means a large single or multi-purpose [recreation facility](#) used for the purposes of participating in or viewing sports, active recreation and/or entertainment, whether indoor or outdoor, public or private, and whether a charge is made for admission or not. It includes:

- a. stadiums (covered and open air);
- b. indoor sports and [recreation facilities](#) where the [gross floor area](#) of a single [building](#) is more than 800m²;
- c. swimming pool complexes/aquatic centres (covered and open air);
- d. golf driving ranges and/or golf courses;
- e. showgrounds and/or equestrian raceways, including stables and servicing facilities;
- f. athletics complexes;
- g. boat ramps, jetties and recreational boat launching facilities;
- h. boat storage, sheds, and repair and maintenance facilities; and
- i. [accessory](#) facilities such as [club rooms/clubhouses](#), spectator seating, and lighting and associated support structures.

Manoeuvre area

means that part of a [site](#) used by vehicles to move from the [vehicle crossing](#) to any [parking space](#), [garage](#) or [loading space](#). It includes all driveways and aisles, and may be part of an [access](#). [Parking areas](#) and [loading areas](#) may be served in whole or in part by a common manoeuvre area. Manoeuvring area has the same meaning.

Manufacturing

in relation to the [Specific Purpose \(Airport\) Zone](#) means making items by physical labour or machinery, and includes assembly of items.

Māori land

in relation to [Chapter 12](#) Papakāinga/Kāinga Nohoanga Zone, means land in any one or more of the following categories or subcategories:

- a. Land gazetted or determined by order of the Māori Land Court as Māori reservation under [s338 Te Ture Whenua Maori Act 1993](#);

- b. Māori customary land and Māori freehold land as defined in s4 and s129 [Te Ture Whenua Maori Act 1993](#);
- c. Any land where:
 - i. a status declaration under the [Māori Affairs Amendment Act 1967](#) was made converting Māori freehold land to general title, and where there have been no changes of ownership since the conversion other than to an owner's bloodline successor(s); or
 - ii. one or more owners are able to provide written evidence of Whakapapa to the original grantees of the land as confirmed by the Te Runanga o Ngāi Tahu Whakapapa Unit or the Māori Land Court; or
 - iii. the land is vested in a Trust constituted pursuant to Part 12 of [Te Ture Whenua Māori Act 1993](#) or a Māori incorporation constituted pursuant to Part 13 of the [Te Ture Whenua Māori Act 1993](#); or
 - iv. the land is owned by a Rūnanga with authority/mana over the area in which the original Māori reserve is located.

Marine structures

in relation to the [Open Space Coastal Zone](#), means structures in coastal areas owned and maintained by the [Council](#) for public recreation and commercial purposes. It includes New Brighton Pier, boat ramps and jetties.

Market garden

in relation to residential zones, means a business growing a diverse range of fruit, vegetables and flowers as cash crops for general sale.

Mass assembly of people

in relation to the provisions relating to Runway End Protection Areas at Christchurch International Airport, means gatherings associated with [recreation activities](#), [entertainment activities](#), events or markets. It excludes golf course recreation.

Mast

in relation to [Chapter 11](#) Utilities and Energy, means any pole or tower designed to carry [antennas](#) and any [ancillary equipment](#).

Maturity

in relation to a [tree](#), the potential maximum size reached by a [tree](#) of a particular species.

Mechanical ventilation

means a mechanical system or systems designed, installed and operating so that a **habitable space** (with windows and doors closed) is ventilated with fresh air in accordance with the Building Code under the [Building Act 2004](#).

Minor arterial roads

means **roads** classified as a minor arterial road in Figure 20 (a-f) Road classification map, [Appendix 7.5.12](#) Road classification system.

Advice note:

1. Minor arterial roads are generally the **roads** classified as Minor Arterials in the road classification system in the [Christchurch Transport Strategic Plan](#).

Minor upgrading of the existing electricity network

in relation to [Rule 5.6.1](#) Activity status for Slope Instability Management Areas, means increasing the carrying capacity, efficiency and security of electricity and associated **telecommunications** facilities, and utilising the existing **support structures** or structures of a similar scale and character. It includes the:

- a. addition of circuits and/or conductors;
- b. re-conductoring of the line with higher capacity conductors;
- c. re-sagging of conductors;
- d. addition of longer or more efficient insulators;
- e. addition of earthwires (which may contain **telecommunication** lines, earthpeaks and lightning rods); and
- f. replacement or alteration of existing **telecommunication antennas**.

Minor upgrading excludes an increase in voltage of the line.

Mixed modal link

in relation to [Rule 15.45.43.1.1](#) Area-specific permitted activities, means **streets**, lane ways, paths or **access ways** that provide for shared movement, which may include facilities for a combination of walking, cycling, motor vehicles and public transport.

Mixed-use

means development which combines, within a **building**, **buildings** or development area, a range of activities, including **residential activity**, **commercial activities** and/or **community facilities**.

Mobile irrigators

in relation to [Chapter 17](#) Rural, means irrigators that are vehicles. It includes pivot or linear irrigators.

Mobility parking space

in relation to [Chapter 7](#) Transport, means a **parking space** designed and reserved for the exclusive use of people whose mobility is restricted and who have a mobility permit issued. It also means 'accessible

park/parking' and 'disabled/disability park/parking' as referred to in various external standards and guidance documents.

Monument

means any headstone, plaque, panel, memorial or associated concrete kerbing.

Motorised sports facility

means a **recreation facility** used for participating in or viewing land-based motor sports. It includes car, truck, go-kart and motorbike racing tracks and **accessory** facilities such as **club rooms/clubhouses**, spectator stands, lighting and associated support structures, mechanical workshops and fuel storage and pumps.

Motorised water craft

means any boat or water craft powered by an engine exceeding 1.5 horse power.

Motor racing vehicle

means a vehicle purpose-built or modified to compete in motor racing.

Motor-servicing facility

means land and/or **buildings** used for the servicing, repair (including panel beating and spray painting repair) of motor vehicles, agricultural machinery or boats and **ancillary** activities (including the sale and/or fitting of accessories).

Multi-unit residential complex

means a group of two or more **residential units** where the group is either held under one title or unit titles under the [Unit Titles Act 2010](#) with a body corporate.

N

National Grid

has the same meaning as defined in the [National Policy Statement on Electricity Transmission 2008](#).

Navigation aid

means:

- a. a device or system (such as a radar beacon) that provides an aviation operator with data to support navigation of aircraft; or
- b. 'navigational aid' as defined in the [Maritime Transport Act 1994](#) (as amended).

Neighbourhood centre

~~means:~~

- a. ~~the **Commercial Core Zone** at Addington, Aranui, Avonhead, Beckenham, Bishopdale, Bush Inn/Church Corner, Colombo/Beaumont, Cranford, Edgeware, Fendalton, Ferrymead, Halswell, Hillmorton, Ilam/Clyde, Merivale, New Brighton, North West Belfast, Parklands, Prestons, Redcliffs, Richmond, Linwood Village, Barrington, St Martins, Sumner, Sydenham, Sydenham South, Wairakei/Greers Road, Wigram, Woolston and Yaldhurst;~~
- b. ~~the **Commercial Local Zone** at Beckenham; and~~
- c. ~~the **Commercial Banks Peninsula Zone** at Lyttelton and Akaroa.~~

means the areas zoned **Neighbourhood Centre** .

Neighbourhood plan

in relation to the Meadowlands Exemplar Overlay, means a plan covering an area of no less than 8 hectares which identifies the expected residential development for that land.

Net density

means the number of lots or household units per hectare (whichever is the greater). The area (ha) includes land for:

- a. residential purposes, including all open space and on-site parking associated with residential development;
- b. **local roads** and roading corridors, including pedestrian **access ways** and **cycle ways**, but excluding state highways and **major arterial roads**; and
- c. local (neighbourhood) **reserves**.

The area (ha) excludes land that is:

- d. stormwater retention and treatment areas;
- e. geotechnically constrained (such as land subject to subsidence or inundation);
- f. set aside to protect significant ecological, cultural, **historic heritage** or landscape values;
- g. set aside for **esplanade reserves** or **access strips** that form part of a larger regional or sub-regional **reserve** network;
- h. for local **community facilities** and **retail activities**, or for schools, **hospitals** or other district, regional or sub-regional facilities; and
- i. identified on an **outline development plan** as an area that is subject to development constraints.

Net floor area

unless otherwise specified, means the sum of the floor areas, each measured to the inside of the exterior walls of the **building** or **buildings**. It includes the net floor area of any **accessory building**, but excludes any floor area used for:

- a. lift wells, including the assembly area immediately outside the lift doors for a maximum depth of 2 metres;
- b. tank rooms, boiler and heating rooms, machine rooms and bank vaults;

- c. those parts of any basement not used for residential activities, commercial activities or industrial activities;
- d. parking areas and/or loading areas, including basement parking which extends no more than 1 metre above ground level;
- e. 50% of any pedestrian arcade, or ground floor foyer, which is available for public thoroughfare;
- f. covered access ways;
- g. roof terraces that are for residential or staff use only, are uncovered and open (apart from a balustrade) to the outside air on at least three sides; and
- h. decks that are for residential or staff use only, are uncovered and open (apart from a balustrade) to the outside air on at least three sides and which do not extend more than 800 millimetres in height above ground level and cover less than 15% of the net site area.

It excludes the following for commercial activities and visitor accommodation only:

- i. all stairwells (including landing areas);
- j. toilets and bathrooms, provided that in the case of any visitor accommodation the maximum area permitted to be excluded for each unit shall be 3m²; and
- k. that part of a balcony that is within 2 metres from an exterior wall of a building, provided that the balcony is open to the outside air (apart from a balustrade) on at least one side.

It excludes the following for residential activities only:

- l. shared stairwells;
- m. garages and carports; and
- n. all balconies.

Net site area

in relation to a site or allotment, means the total area of the site or allotment less:

- a. ~~any area subject to a designation intended to be taken under the Public Works Act 1981 for any purpose;~~
- b. ~~any entry/exit strip of land 6 metres or less in width; and/or~~
- c. ~~any area of land where that land is the shared access for more than one site.~~

means the total area of the site, but excludes:

- a. any part of the site that provides legal access to another site;
- b. any part of a rear site that provides legal access to that site;
- c. any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.

Network infrastructure

has the same meaning as defined in s197 of the [Local Government Act 2002](#).

Network utility operator

has the same meaning as defined in s166 of the [Resource Management Act 1991](#).

Network waterway

means any man-made open channel within the ground, whether containing a continuous flow of water or not, and which:

- a. is for the purposes of capturing and/or directing water (excluding sewerage); and
- b. forms part of, or drains into, the public stormwater network or the coastal environment; and
- c. has not otherwise been classified under the [District Plan](#).

It includes water races not otherwise classified by the [District Plan](#).

[Neutral building or site](#)

[In relation to a heritage area, means the buildings and sites identified in Appendix 9.3.7.3 as being neutral buildings or sites. These buildings or sites do not establish, support or detract from the heritage values and significance of the heritage area.](#)

No complaints covenant

in relation to the Lyttelton Port Influences Overlay Area, means a covenant which is:

- a. registered against the title/s of the land upon which the proposal is situated; and
- b. entered into by the resource consent applicant, in favour of the Lyttelton Port Company Limited, to the effect that no owner or occupier or successor in title of the covenanted land shall object to, complain about, bring or contribute to any proceedings under any statute or otherwise oppose any relevant adverse environmental effects (for example noise, dust, traffic, vibration, glare or odour) resulting from any lawfully established [port activities](#).

Noise-sensitive activities

in relation to [Sub-chapter 13.10](#) Specific Purpose (Ruapuna Motorsport) Zone, means:

- a. [residential activities](#), other than those existing in conjunction with rural activities that comply with the rules in the relevant [District Plan](#) as at 23 August 2008;
- b. [education activities](#) including [preschools](#), but excluding flight training, trade training or other industry-related training facilities;
- c. [visitor accommodation](#) except that which is designed, constructed and operated to a standard that mitigates the effects of noise on occupants; and
- d. [health care facilities](#) and any [elderly person's housing unit](#).

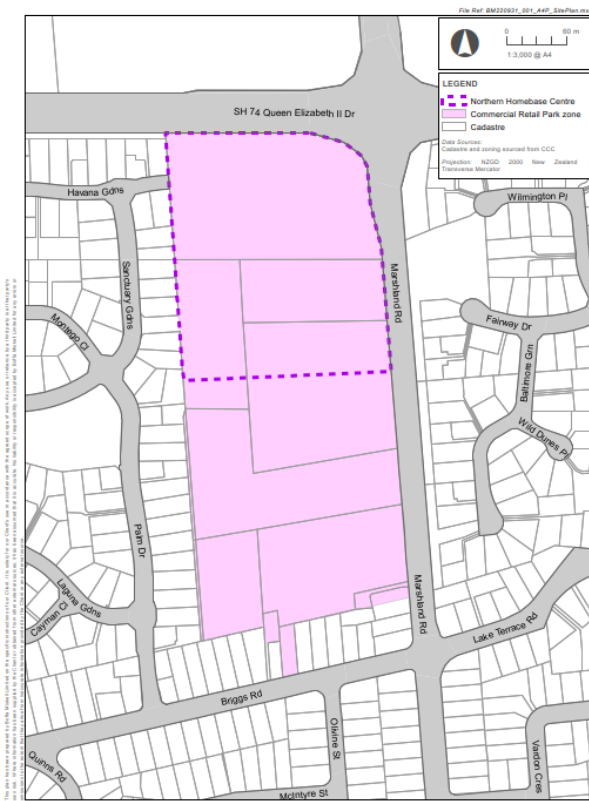
No net loss

in relation to **indigenous biodiversity**, means no reasonably measurable overall reduction in:

- a. the diversity of indigenous species or recognised taxonomic units; and
- b. indigenous species' population sizes (taking into account natural fluctuations) and long term viability; and
- c. the natural range inhabited by indigenous species; and
- d. the range and ecological health and functioning of assemblages of indigenous species, community types and ecosystems.

Northern Homebase Centre

means the area zoned **Commercial Retail Park Large Format Retail** within 229 and 241 Marshland Road and parts of 24 Sanctuary Gardens and 215 Marshland Road as contained in CT CB645-62, CT 737304, CT 737303, and CT 60392 at 16 December 2022, shown in the Figure Below:



Notional boundary

in relation to [Chapter 6](#) General Rules and Procedures, means a line 20 metres from any wall of a [residential unit](#) or a [building](#) occupied by a [sensitive activity](#), or the [site boundary](#) where this is closer to the [residential unit](#) or [sensitive activity](#).

O

Office

means any of the following:

- a. administrative offices where the administration of an organisation, whether trading or non-trading, is conducted, including bank administration offices; and
- b. professional offices where professional services are available and carried out. These include the offices of accountants, solicitors, architects, surveyors, engineers and consultants.

Off-site sign

means a [sign](#) which is used to advertise activities, goods, services, products or events that are not directly related to the use or activities occurring at the [site](#) on which the [sign](#) is physically located. It includes posters and poster boards and any other associated supporting device whether permanent, temporary or moveable. It does not include temporary election and referendum [signage](#).

Older person

means a person over the age of 60 years or a person who qualifies for a permanent supported living payment on health grounds. It includes the partner, spouse, dependants or caregiver of such a person, notwithstanding that the partner, spouse, dependents or caregiver may be under the age of 60 years.

Older person's housing unit

means one of a group of [residential units](#) developed or used for the accommodation of [older persons](#), where the group is held under either one title or unit titles under the [Unit Titles Act 2010](#) with a body corporate, and which is encumbered by a bond or other appropriate legal instrument which ensures that the use of the unit is confined to [older persons](#). It includes any unit previously defined as an [elderly person's housing unit](#).

Outdoor living space

~~means an area of open space for the exclusive use of the occupants of the [residential unit](#) to which the space is allocated. In the [Residential Medium Density Zone](#), outdoor living space may include indoor communal recreation and leisure areas for the benefit of all residents of the [site](#).~~

means an area of open space for the use of the occupants of the [residential unit](#) or units to which the space is allocated.

Outdoor service space

means the area identified on a [site](#) for outdoor drying of washing and the storage of items, such as BBQs and gardening tools and equipment.

Outdoor storage area

means any land used for the purpose of storing vehicles, equipment, machinery and/or natural or processed products outside of fully enclosed [buildings](#) for periods in excess of 12 weeks in any year. It excludes [yard-based suppliers](#) and vehicle parking associated with an activity.

Outline development plan

means a plan (including any associated narrative description provided) which guides the form and staging, where applicable, of [subdivision](#) and development in the [Residential New Neighbourhood Zone-Future Urban Zone](#) and/or Greenfield Priority Areas identified in the [Canterbury Regional Policy Statement](#), Chapter 6, Map A.

P

Park and ride facilities

means a [parking building](#) and/or [parking lot](#) (and associated facilities, including any cycle parking) provided primarily for the patrons of a nearby public transport service to assist their modal transfer to the public transport service.

Parking area

means that part of a [site](#) or [building](#) within which vehicle [parking spaces](#) and [manoeuvring areas](#) are accommodated.

Parking building

means a [building](#) that has single or multiple storeys used primarily for parking of motor vehicles and which is not provided to meet demand associated with an activity or development on the same [site](#). It includes [parking areas](#), [access](#) and [landscaped areas](#) associated with the parking.

Parking lot

means stand-alone single level parking facilities at ground level used primarily for parking of motor vehicles and which are not provided to meet demand associated with an activity or development on the same [site](#). It includes [parking areas](#), [access](#) and [landscaped areas](#) associated with the parking.

Parking space

means an area capable of accommodating one stationary 85 percentile motor vehicle and which is provided and used solely for the purpose of accommodating vehicles (excluding any spaces set aside for the display of vehicles).

Park management activities

means the day to day management, operations and maintenance of parks and reserves. It includes:

- a. vegetation and amenity tree planting, maintenance and removal;
- b. removal/control of exotic, noxious or nuisance species;
- c. wild animal and pest control operations;
- d. maintenance of walkways, cycle ways or vehicle tracks and associated earthworks; and
- e. maintenance of public amenities.

Park management facility

means land and/or buildings used for, and ancillary to, park management activities. It includes:

- a. vehicle, machinery and equipment depots;
- b. storage sheds;
- c. greenhouses and propagation sheds; and
- d. offices.

Partial demolition

in relation to a heritage item, means the permanent destruction of part of the heritage item which does not result in the complete or significant loss of the heritage fabric and form which makes the heritage item significant.

Pedestrian access

~~A dedicated pathway that provides access for pedestrians from the street to a residential unit and to any parking area for that residential unit.~~ A pathway dedicated to the provision of access for pedestrians.⁶

Perimeter block development

means an urban form that concentrates building development along the public edges of a city block, with a public face to the street, and private or communal open space to the rear in the interior of the block or individual site. Buildings on individual sites are characteristically joined, with those on adjacent sites⁷ or are in close proximity to each other, to create a continuous street wall.

Peripheral boundary length

means the length of the entire peripheral boundary of an area of land that is completely enclosed by other land and to which the general public have a permanent right of access.

⁶ Responding to submission of ChristchurchNZ, s32AA analysis is included in the Planners Joint Witness Statement – Mixed Use Zone pg15. <https://chch2023.ihp.govt.nz/assets/Joint-Witness-Statements/Joint-Witness-Statement-Planners-Mixed-Use-Zones-6-and-13-November-and-18-December-2023-UPDATED-20-December-2023.pdf>

⁷ Responding to submission of ChristchurchNZ, s32AA analysis is included in the Planners Joint Witness Statement – Mixed Use Zone pg14. <https://chch2023.ihp.govt.nz/assets/Joint-Witness-Statements/Joint-Witness-Statement-Planners-Mixed-Use-Zones-6-and-13-November-and-18-December-2023-UPDATED-20-December-2023.pdf>

Place of assembly

means land and/or buildings used principally for the public or private assembly of people for recreation activities, cultural activities or entertainment activities. It includes community centres and halls.

Plantation forestry

means the use of land and buildings for planting, maintenance and harvesting of timber tree species for commercial wood production.

Plot

in relation to Sub-chapter 13.2 Specific Purpose (Cemetery) Zone, means a numbered lot within a cemetery where an interment can occur.

Plot ratio

means the relationship between net floor area of the building and the net site area, expressed by the formula:

$$\text{plot ratio} = \frac{\text{net floor area}}{\text{net site area}}$$

Pool area

in relation to calculating loading and cycle parking requirements in Chapter 7 Transport for a swimming pool, means the surface area of water within a swimming pool. It excludes any associated poolside area, changing room facilities or storage areas.

Port activities

means the use of land, buildings and structures for:

- a. cargo handling, including the loading, unloading, storage, processing and transit of cargo;
- b. passenger handling, including the loading, unloading and transit of passengers, and passenger or cruise ship terminals;
- c. maintenance and repair activities, including the maintenance and repair of vessels;
- d. port administration;
- e. marine-related trade and industry training activities;
- f. marine-related industrial activities, including ship and boat building;
- g. warehousing in support of a.-f., h. and i., and distribution activities, including bulk fuel storage and ancillary pipeline networks;
- h. facilities for recreational boating, including yachting;

- i. activities associated with the surface navigation, berthing, manoeuvring, refuelling, storage, servicing and providing of vessels;
- j. ancillary transport infrastructure, buildings, structures, signs, utilities, parking areas, landscaping, hazardous facilities, offices and other facilities, and earthworks; and
- k. ancillary food and beverage outlets in support of the above.

Port quarrying activity

in relation to [Sub-Chapter 13.8](#) Specific Purpose (Lyttelton Port) Zone, means the use of land, buildings and plant for the extraction of rock. It may include the associated processing, storage and transportation of the same material and:

- a. earthworks associated with the removal and storage of over burden or the creation of platforms for buildings and plant;
- b. extraction of rock materials by excavation or blasting;
- c. landscaping;
- d. quarry site rehabilitation and ecological restoration;
- e. hazard mitigation works; and
- f. the maintenance, upgrading and realignment of a haul road.

Potentially contaminated

means that part of a site where an activity or industry described in Schedule 3 of the [Canterbury Land and Water Regional Plan](#) (refer Section 16, Schedule 3 Hazardous Industries and Activities, pp 253 to 255) has been or is being undertaken on it or where it is more likely than not that an activity or industry in the list is being or has been undertaken on it. It excludes any site where a detailed site investigation has been completed and reported and which demonstrates that any contaminants within or on the site are at, or below, background concentrations.

Preschool

means the use of land and/or buildings for early childhood education or care of three or more children (in addition to any children resident on the site or the children of the persons providing the education or care) under the age of six years by the day or part of a day, but not for any continuous period of more than seven consecutive days. It includes a crèche, kindergarten, play centre, education and care service or kohanga reo.

Primary building frontage

in relation to signs and signage only, means any building frontage facing towards a public road or customer parking area.

Primary living level

means the level within a residential unit on which the kitchen is contained.

Principal building

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

Principal living room

means the largest living room in a **residential unit**, or any **communal living area**.

Private parking area

in relation to [Chapter 7 Transport](#), means a **parking area** which is not open to the general public or casual users.

Private way

has the same meaning as in [s315 of the Local Government Act 1974](#).

Property

in relation to **quarrying activity**, means any contiguous area of land, including land separated by a **road**, railway, drain, water race, river or stream held in one or more than one ownership, that is utilised as a single **site** or operating unit, and may include one or more certificates of title.

Public amenities

means land, **buildings** and/or structures used to provide amenity and assist the public. It includes:

- a. public toilets;
- b. changing rooms;
- c. visitor information centres;
- d. erection of information and directional **signs** (excluding **billboards**);
- e. shelters and shade structures;
- f. exterior security and amenity lighting (excluding training or flood lights);
- g. outdoor furniture and structures, such as seats, picnic or barbeque area equipment, rubbish bins, pergolas, fences (including predator and animal enclosure fences), steps, retaining walls, viewing platforms and boardwalks;
- h. walking, cycling and maintenance tracks, including **cycle ways**;
- i. bridges;
- j. playground and outdoor fitness equipment; and
- k. public memorials.

Public artwork

Commented [IK6]: Responds to submission point by Retirement Villages Association of New Zealand Inc (#811) detailed in s42A of Ike Kleynbos and JWS on Retirement Villages dated 22 April 2024.

means any object, figure, image, character, outline, spectacle, display, delineation, audio or visual installation (including projection or illumination, static or otherwise), announcement, poster or sculpture that is used principally to enhance public spaces, whether it is placed on, affixed or tethered to any land, **building**, footpath or pavement (subject to any **Council** bylaws or traffic management requirement) and/or incorporated in the design of any **building** (whether by painting or otherwise). It excludes use as a **sign** or for any purpose other than as public artwork.

Public floor area

means the sum of the total area of all floors contained within the external walls of any **building** or within the **boundaries** of any outdoor area available for the use of the general public in association with the activity, excluding any areas used for:

- a. lift wells, including the assembly area outside the lift doors for a maximum depth of 2 metres;
- b. stairwells, including landing areas;
- c. toilets and bathrooms;
- d. **parking areas** and/or **loading areas**; and
- e. all areas used exclusively by staff, such as kitchens, storage areas, internal **loading areas**/unloading areas, rubbish areas, staff rooms/**offices** and amenities.

Publicly accessible space

means courtyards, lane ways, **access ways** or areas that are in private or public ownership, through which the public can commonly pass, and which are free of physical barriers such as gates.

Public open space

means any open space, including parks and **reserves** (but excluding local purpose reserves for utility purposes), **accessible** to the public either freely or in accordance with a charge via the **Reserves Act 1977**.

Public transport facility

means land and/or **buildings** used for, or **ancillary** to, scheduled passenger transport services. It may include a **public transport interchange**, **park and ride facilities**, bus bays, taxi ranks, drop-off and pick-up points, cycle parking, shelters, waiting rooms, ticket office, information centre, luggage lockers, public toilets, showers and changing rooms.

Public transport interchange

means a **public transport facility** with a **building** that provides shelter for waiting passengers, where two or more public transport routes and/or modes converge and which enables passengers to change between different routes and modes, including public transport, walking and cycling.

Q

Quarry

means a **site** or **property** where **quarrying activity** is undertaken.

Quarrying activity

means the use of land, **buildings** and plant for the purpose of the extraction of natural sand, gravel, clay, silt and rock, the associated processing, storage, sale and transportation of those same materials and **quarry site rehabilitation**. It may include:

- a. **earthworks** associated with the removal and storage of over-burden;
- b. extraction of natural sand, gravel, clay, silt and rock materials by **excavation** or blasting;
- c. processing of those extracted materials by screening, crushing, washing and/or mixing them together;
- d. the addition of clay, lime, cement and recycled/recovered aggregate to extracted materials;
- e. **ancillary aggregates-processing activity**;
- f. workshops required for the repair of equipment used on the same **property**;
- g. **site management offices**;
- h. **parking areas**;
- i. **landscaping**; and
- j. **quarry site rehabilitation** and any associated **clean-filling**.

Quarry site rehabilitation

in relation to the **Rural Quarry Zone** and **Rural Quarry (Templeton) Zone**, means returning the land to a stable and free-draining landform capable of supporting light pastoral **farming** or an alternative permitted or consented activity.

Queuing space

means the length of an access internal to the **site**, between the **site boundary** and the **vehicle control point**, available for the circulation and queuing of vehicles.

R

Radiocommunications

means any transmission or reception of signs, signals, writing, images, sounds or intelligence of any nature by radio waves.

Rail siding

means a (generally short) section of rail, off a main rail line, that provides access to and from a **site**, yard or development (including industrial activities, **quarries** and wharves) and which is used to store stationary rolling stock whilst it is loaded or unloaded.

Rear site

means a **site** which is situated generally to the rear of another **site**, both **sites** having access to the same **road** or private **road**. The rear site shall have **access** to such **road** or private **road** by means of an **access strip**.

Reconstruction

in relation to a **heritage item** or **heritage setting**, means to rebuild ~~part of a building, structure or feature~~ **an element** which has been lost or damaged, as closely as possible to a documented earlier form, **appearance and profile** ~~and~~ using mainly new materials. It includes:

- a. **deconstruction** for the purposes of reconstruction; ~~and~~
- b. **rebuilding architectural features such as windows, parapets and chimneys**
- c. ~~b. Building Code upgrades works which may be~~ needed to meet relevant **Building Code** standards as part of the reconstruction.

Recreation activity

means the use of land, **water bodies** and/or **buildings** for the purpose of the active or passive enjoyment of sports, recreation or leisure, whether competitive or non-competitive, casual or organised, and whether a charge is made for admission or not.

Recreation facility

means land and/or **buildings** used for **recreation activities**.

Relocatable building

means a **building** easily capable of and intended for relocation, either in part or whole, to another **site**.

Relocation of a building

means the removal and re-siting of any **building** from any **site** to a new permanent **site**, but excludes new (i.e. immediately habitable) **buildings** constructed elsewhere specifically for, and subsequently relocated permanently onto, another **site**.

Relocation of a heritage item

in relation to a **heritage item**, ~~or heritage setting, or heritage area~~, means permanently moving part or all of a structure either within or beyond the **heritage setting of a heritage item, or within or beyond the site in a heritage area**. ~~It excludes:~~

- a. ~~temporary lifting and/or temporary moving of a heritage item off its foundations; or~~
- b. ~~permanent realignment of foundations of a heritage item where this is required for heritage upgrade works.~~

Renewable electricity generation

in relation to [Chapter 11 Utilities and Energy](#), means the generation of electricity through either solar or wind energy.

Renewable electricity generation activities

in relation to [Chapter 11 Utilities and Energy](#), means the construction, operation and maintenance of structures associated with renewable electricity generation. It includes small or community-scale [renewable electricity generation](#) activities, the system of electricity conveyance required to convey electricity to the distribution network and/or the [National Grid](#) and electricity storage technologies associated with renewable electricity.

Repair and maintenance of existing infrastructure (Rule 5.6)

in relation to [Rule 5.6](#) concerning [infrastructure \(Rule 5.6\)](#), means repairing and keeping a structure, land or vegetation in good and safe condition. It includes upgrading and minor alterations, provided that any upgrading or minor alteration does not materially increase the footprint, [height](#) or external envelope of the structure.

Repair and maintenance services

in relation to the [Specific Purpose \(Airport\) Zone](#), means [sites](#) where the primary business is servicing or repairing vessels, vehicles or machinery.

Repairs

in relation to a [heritage item](#), [or heritage setting](#), [or heritage area](#), means to ~~replace or mend in situ~~ decayed or damaged [heritage fabric](#), ~~using materials (including identical, closely similar or otherwise appropriate material) which resemble so that~~ the form, appearance, ~~and~~ profile ~~and materials~~ of the [heritage fabric](#) are reinstated as closely as possible. It includes:

- a. mending [heritage fabric in situ](#)
- b. replacement of [heritage fabric which cannot be mended in situ](#)
- c. temporary removal of [heritage fabric](#) where necessary for mending or temporary protection
- d. ~~a. temporary securing of [heritage fabric](#) for purposes such as making a structure safe or weathertight for temporary protection;~~ and
- e. mending [heritage fabric](#) in church graveyards and [cemeteries](#) scheduled in [Appendix 9.3.7.2](#).
- f. ~~b. Building Code upgrades which may be needed to meet relevant standards, as part of the repairs.~~

Reserve

means a reserve within the meaning of the [Reserves Act 1977](#).

Residential activity

means the use of land and/or [buildings](#) for the purpose of living accommodation. It includes:

- a. a [residential unit](#), [boarding house](#), student hostel or a [family flat](#) (including [accessory buildings](#));
- b. [emergency](#) and refuge accommodation;

- c. use of a residential unit as a holiday home where a payment in money, goods or services is not exchanged;
- d. house-sitting and direct home exchanges where a tariff is not charged;
- e. rented accommodation and serviced apartments not covered by clause (g) and where individual bookings are for a minimum of 28 consecutive days (except in the Specific Purpose (Golf Resort) Zone); and
- f. sheltered housing; but

excludes:

- g. visitor accommodation including hotels, resorts, motels, motor and tourist lodges, backpackers, hostels, farmstays, camping grounds, hosted visitor accommodation in a residential unit and unhosted visitor accommodation;
- h. the use of land and/or buildings for custodial and/or supervised living accommodation where the residents are detained on the site; and
- i. accommodation associated with a fire station.

Residential building platform

in relation to Rule 5.4.1 Activities and earthworks in the Flood Management Areas and Rule 5.4.2 Activities and earthworks in the Te Waihora/Lake Ellesmere and Wairewa/Lake Forsyth Flood Management Areas, means that area of a site equal to the ground floor area of the residential unit plus up to 1.8 metres extending at ground level beyond its foundations.

Advice note:

1. This definition differs from the clarification of 'building consent platform' provided in Rule 5.4.4 Repair of land used for residential purposes damaged by earthquakes within Flood Management Areas in rural and residential zones and Rule 8.9.2.1 Permitted activities P2.

Residential intensification

~~means for the purpose of Coastal Hazard Management Areas and Tsunami Risk Management Area Qualifying Matters, increasing the number of residential units on a site beyond that either:~~

~~a. lawfully established as at [operative date of PC14];~~

~~b. provided for as a permitted activity in the activity status table for the Residential Suburban and Residential Suburban Density Transition Zone and complying with the zone density standards; or~~

~~c. permitted via a resource consent granted prior to [operative date of PC14]. For the avoidance of doubt, c. includes vacant lots created by subdivision approved prior to [operative date of PC14] where these are to be developed in accordance with a. or b.~~

in relation to policies 5.2.2.5.1 and 5.2.2.5.2 and rule 5.4A.5, increasing the number of residential units on a site in the Residential Suburban Zone or the Residential Suburban Density Transition Zone beyond that lawfully established as at [operative date of PC14] or permitted via resource consent granted prior to [operative date of PC14], unless provided for as:

- a. a permitted activity in compliance with rules 14.4.1.1 P1 to P12
- b. a controlled activity in compliance with 14.4.1.2 C2 to C6.

Commented [S07]: Revised definition as a consequence of the IHP drafting request in relation to the policy 5.2.2.5.2 Tsunami Risk Management Area - Hearing Week 9

Residential thoroughfare

means a way through the residential unit linking two or more of a lounge, dining room, bedroom, bathroom, toilet and hallway or passageway.

Residential unit

In all zones other than the Medium Density Residential zone and High Density Residential zone means a self-contained building or unit (or group of buildings, including accessory buildings) used for a residential activity by one or more persons who form a single household.

For the purposes of this definition:

- a. a building used for emergency or refuge accommodation shall be deemed to be used by a single household;
- b. where there is more than one kitchen on a site (other than a kitchen within a family flat) there shall be deemed to be more than one residential unit;
- c. a residential unit may include no more than one family flat as part of that residential unit;
- d. a residential unit may be used for hosted visitor accommodation or unhosted visitor accommodation.

Within the Medium Density Residential Zone and the High Density Residential Zone only, 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.

Residual risk

in relation to Chapter 4 Hazardous Substances and Contaminated Land, means any risk of an adverse effect that remains after other industry controls and legislation, such as the Hazardous Substances and New Organisms Act 1996, the Land Transport Act 1998 and regional planning instruments, have been complied with.

Resort apartment

in relation to Sub-chapter 13.9 Specific Purpose (Golf Resort) Zone, means a self-contained apartment, within a building or buildings, normally used for a residential activity by one or more persons who form a

single household unit. Resort apartments may be leased by a management company to visitors for short term stays at the [resort hotel](#).

Resort hotel

in relation to [Sub-chapter 13.9](#) Specific Purpose (Golf Resort) Zone, means a [hotel](#) including any land and/or [buildings](#) associated with facilities or amenities that operate and are serviced regularly under a hotel management agreement or hotel lease, having for their primary purpose the attraction to, and/or accommodation of people for, conferences, visits or stays.

Restaurant

means any land and/or [buildings](#), or part thereof, principally used for the sale of meals to the general public and the consumption of those meals on the premises. Such premises may be licensed under the [Sale and Supply of Alcohol Act 2012](#).

Restoration

in relation to a [heritage item](#) ~~or [heritage setting](#)~~, means to return the item ~~or [setting](#)~~ to a known earlier form, using mainly existing materials, by reassembly and reinstatement. It includes [deconstruction](#) for the purposes of restoration. It may also include removal of [heritage fabric](#) that detracts from its [heritage value](#) and [works to meet](#) Building Code [requirements](#) ~~upgrades which may be needed to meet relevant standards~~, as part of the restored area.

Retail activity

means the use of land and/or [buildings](#) for displaying or offering goods for sale or hire to the public. It includes [food and beverage outlets](#), [second-hand goods outlets](#), food courts and commercial mail order or internet-based transactions. It excludes [trade suppliers](#), [yard-based suppliers](#) and [service stations](#).

Retailing

means both [retail activities](#) and [commercial services](#).

Retirement village

means any land, [building](#) or [site](#) that:

- a. is used for accommodation predominantly for persons in their retirement, or persons in their retirement and their spouses or partners; and
- b. satisfies either of the following:
 - i. it is registered as a retirement village under the [Retirement Villages Act 2003](#) or will be so registered prior to it being occupied by any resident; or
 - ii. it is a rest home within the meaning of s58(4) of the [Health and Disability Services \(Safety\) Act 2001](#); and

- c. includes not less than two [residential units](#); and
- d. may include any or all of the following facilities or services for residents on the [site](#):
 - i. a [care home within a retirement village](#);
 - ii. a [hospital within a retirement village](#);
 - iii. nursing, medical care, welfare, [accessory](#) non-residential and/or [recreation facilities](#) and/or services.

Reverse sensitivity

means the effect on existing lawful activities from the introduction of new activities, or the intensification of existing activities in the same environment, that may lead to restrictions on existing lawful activities as a consequence of complaints.

Right-of-way

(see [Access](#)).

Right turn offset

means a situation where a vehicle waiting to turn right at an intersection may queue in such a way as not to obstruct the path of vehicles turning left or heading straight through the intersection.

Road

has the same meaning as defined in s315 of the [Local Government Act 1974](#).

Road boundary

(see [Boundary](#)).

Road reserve

means a Local Purpose Reserve (Road) within the meaning of the [Reserves Act 1977](#).

Road safety testing

in relation to [Sub-chapter 13.10](#) Specific Purpose (Ruapuna Motorsport) Zone, means the physical testing of safety hardware for road use. It includes the impact of motor vehicles against the hardware.

Roadway

(see [Carriageway](#)).

Ruapuna club rooms

in relation to [Sub-chapter 13.10](#) Specific Purpose (Ruapuna Motorsport) Zone, means any [building](#) or part thereof which is [accessory](#) to motorsport and which is intended to be used by members of a motorsport club for locker facilities, amenities, meetings and/or social events.

Rural produce

means fruit, vegetables, flowers or other similar farm products primarily grown and/or processed on a property in a rural zone.

Rural produce manufacturing

means the use of land and/or **buildings** for the manufacturing of products from **rural produce** grown on the same **site** or:

- a. on other **sites** in the same ownership; or
- b. on other **sites** leased by the owner of the primary **site**.

Rural produce retail

means the use of land and/or **buildings** on, or within which, **rural produce** grown or produced on **site**, and products manufactured from it, are offered for sale.

Rural productive activities

means **farming, plantation forestry, intensive farming and quarrying activities**.

Rural roads

means all **roads** outside the existing urban area as shown on Map A of Chapter 6 of the **Canterbury Regional Policy Statement**, except for **roads adjoining** any residential and/or commercial zone in **Christchurch District**.

Advice note:

1. Rural roads are generally the **roads** classified as Rural or Semirural in the road classification system in the **Christchurch Transport Strategic Plan**.

Rural tourism activity

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:

- a. guiding, training, education and instructing;
- b. **ancillary** services such as booking offices and transportation;
- c. **ancillary** retail activity, including sale of alcohol to participants;
- d. walking and cycling tracks; and
- e. facilities to provide opportunities for viewing scenery.

S

Second-hand goods outlet

means a **retail activity** primarily engaged in selling pre-used merchandise. It includes:

- a. antique dealers;
- b. auctioneers;
- c. charity shops;
- d. pawnbrokers; and
- e. suppliers of:
 - i. demolition goods and materials; and
 - ii. trade-in goods.

Self-contained retirement unit

Means a **residential unit** contained within a retirement village that is self-contained.

Sensitive activities

means:

- a. **residential activities**, unless specified below;
 - b. **care facilities**;
 - c. **education activities** and **preschools**, unless specified below;
 - d. **visitor accommodation**, unless specified below;
 - e. **health care facilities** which include accommodation for overnight care;
 - f. **hospitals**; and
 - g. custodial and/or supervised living accommodation where the residents are detained on the **site**;
- but excludes in relation to airport noise:
- h. any **residential activities**, in conjunction with rural activities that comply with the rules in the relevant district plans as at 23 August 2008;
 - i. flight training or other **trade and industry training activities** located on land zoned or legally used for commercial activities or industrial activities, including the **Specific Purpose (Airport) Zone**; and
 - j. **commercial film or video production** activities; and
 - k. **visitor accommodation** which is designed, constructed and operated to a standard to mitigate the effects of aircraft noise on occupants.

Service industry

means the use of land and/or **buildings** for the transport, storage, maintenance, cleaning or repair of goods and vehicles and the hire of commercial and industrial equipment and machinery.

Commented [IK8]: Responds to submission point by Retirement Villages Association of New Zealand Inc (#811) detailed in s42A of Ike Kleybos and JWS on Retirement Villages dated 22 April 2024.

Service lane

means any lane laid out or constructed either by the authority of the Council or the Minister of Transport for the purpose of providing the public with a side or rear access for vehicular traffic to any land.

Service station

means any site where the primary activity is the retail sale of motor vehicle fuels, including petrol, LPG, CNG and diesel. It may include any one or more of the following ancillary activities:

- a. the sale or hire of kerosene, alcohol-based fuels, lubricating oils, tyres, batteries, vehicle spare parts, trailers and other accessories normally associated with motor vehicles;
- b. the mechanical repair, servicing and cleaning of motor vehicles (other than heavy vehicles) and domestic garden equipment, but not panel beating, spray painting and heavy engineering, such as engine reboring and crankshaft grinding;
- c. truck stops;
- d. inspection and certification of motor vehicles; and
- e. the sale of other goods for the convenience and comfort of service station customers.

It excludes any industrial activity or heavy industrial activity. In relation to Sub-chapter 6.5 Scheduled activities, service station includes both the activities set out above and activities that would otherwise meet this definition but do not rely on the retail sale of motor vehicle fuels as the primary activity (e.g. mechanics, tyre shops and inspection centres).

Setback

means the distance between a building and the boundary of its site or other specified item.

Shared space street

in relation to the Central City, means a street where there is no delineation between traffic lanes or any areas for walking and cycling, and is designed so that vehicles and people walking or cycling can safely share and mix in the same physical space.

Shared/pedestrian/cycleway

For the purposes of the Mixed Use Zone (Comprehensive Housing Precinct), means a publicly accessible corridor for the use of pedestrians, people on bikes and other active transport modes that is not open to general traffic, except authorized maintenance vehicles.⁸

Sheltered housing

⁸ Responding to submission of ChristchurchNZ, s32AA analysis is included in the Planners Joint Witness Statement – Mixed Use Zone pg13. <https://chch2023.ihp.govt.nz/assets/Joint-Witness-Statements/Joint-Witness-Statement-Planners-Mixed-Use-Zones-6-and-13-November-and-18-December-2023-UPDATED-20-December-2023.pdf>

means a **residential unit** or units used solely for the accommodation of persons for whom on-site professional emergency care, assistance or response is available, but not where residents are detained on the **site**.

Show home

means a **building** or part of a **building** constructed as a **residential unit**, that is displayed and promoted to encourage people to buy or construct similar **residential units** at a different **site** (although upon sale, a show home may remain on the same **site** or be relocated).

Sign/Signage

means any device, graphic or display of whatever nature visible from a public place, for the purposes of:

- a. identification of, and provision of information about, any activity, **site** or **building**;
- b. providing directions;
- c. promoting goods, services or forthcoming events; or
- d. containing a message directed at the general public, whether temporary or otherwise.

A sign or signage may be three-dimensional or otherwise, that is, manufactured, painted, written, printed, carved, embossed, inflated, projected onto or otherwise fixed to or attached upon any external surface of any **building** or, in the open, on any **site**, wall, pole, hoarding or structure, or onto any rock, stone, tree or other object. It includes:

- e. any method of illumination, whether by an internal or external non-neutral light source;
- f. any sign displayed upon any parked vehicle and/or trailer for the express purpose of directing attention to any activity, **site** or **building**; and
- g. any tethered balloon of more than 0.5m in diameter.

Significant indigenous vegetation

means **indigenous vegetation** that has been assessed as meeting any one or more of the criteria set out in Appendix 3 of the [Canterbury Regional Policy Statement](#).

Site

in all zones other than the [Medium Density Residential Zone](#) and [High Density Residential Zone](#) means an area of land or volume of space shown on a plan with defined **boundaries**, whether legally or otherwise defined **boundaries**. It includes:

- a. an area of land which is:
 - i. comprised in a single **allotment**, or other legally defined parcel of land, and held in a single certificate of title; or
 - ii. comprised in a single **allotment** or legally defined parcel of land for which a separate certificate of title could be issued without further consent of the **Council**; beingin any case the smaller land area of i. or ii.; or

- b. an area of land which comprises two or more **adjoining** legally defined parcels of land 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
- c. an area of land which is comprised of two or more **adjoining** certificates of title where such titles are:
 - i. subject to a condition imposed under Section 77 of the **Building Act 2004**; or
 - ii. held together in such a way that they cannot be dealt with separately without the prior consent of the **Council**; or
- d. in the case of land subdivided under the cross-lease or company lease systems (other than strata titles), site shall mean an area of land containing:
 - i. 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
 - ii. 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; or
- e. in the case of land subdivided under the **Unit Titles Act 1972** and **Unit Titles Act 2010** (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; or
- f. in the case of strata titles, or where one or more **residential units** are proposed to be erected above another **residential unit**, site shall mean the underlying certificate of title of the entire land containing the strata titles, immediately prior to **subdivision**; or
- g. for the purposes of the activity standards (but not the built form or general city-wide standards) in the **Specific Purpose (School) Zone** and **Specific Purpose (Tertiary Education) Zone**, site means all of the land used by a particular **education facility** and **tertiary education or research activity**, whether or not those parcels of land are contiguous with each other.

Within the **Medium Density Residential Zone and **High Density Residential Zone** only, means:**

- a. **an area of land comprised in a single record of title under the **Land Transfer Act 2017**; or**
- b. **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**
- c. **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**
- d. **despite paragraphs (a) to (c), in the case of land subdivided under the **Unit Titles Act 1972** or the **Unit Titles Act 2010** or a cross lease system, is the whole of the land subject to the unit development or cross lease.**

Site includes the **access** to the site.

For the purposes of the **Specific Purpose (Ōtākaro Avon River Corridor) Zone**, a site is as per the above, except that in respect of otherwise defined boundaries it shall be the area that is used for all the **buildings** and activities in a particular proposal.

Sites of Ngāi Tahu cultural significance

means sites identified in [Appendix 9.5.6](#) Schedules of sites of Ngāi Tahu cultural significance and [Appendix 9.5.7](#) Aerial maps of sites of Ngāi Tahu cultural significance, and shown on the planning maps, as:

- a. Wāhi Tapu/Wāhi Taonga;
- b. Mahaanui Iwi Management Plan Silent Files and Kaitōrete Spit;
- c. Ngā Tūranga Tūpuna; and
- d. Ngā Wai.

Sleep-out

means an accessory building or part of an accessory building designed for sleeping accommodation only, which is not self-contained except for the provision of a toilet and/or bathroom, and which is located no more than 40 metres from the residential unit on the same site, to which it is accessory.

Small building

For the purposes of Chapter 15, means a building, structure or addition to a building, on sites with a street boundary of 21 metres or less in width and a pre-development legal boundary maximum internal width of 21 metres.

Social housing complex

means a group of residential units that are:

- a. owned or operated by [Housing New Zealand Corporation](#), [Kāinga Ora – Homes and Communities](#), the Council, a not-for-profit housing entity or a registered community housing provider (under Part 1 of the [Housing Restructuring and Tenancy Matters Act 1992](#)), including where one of these parties is in a public/private development relationship to provide mixed tenure housing; and
- b. provided to help low and modest income households and other disadvantaged groups to access appropriate and secure housing that is affordable.

Commented [K19]: Responds to submission points 107.36 and 107.37 detailed in s42A report of Ike Kleynbos.

Soil mixing

means removal or disturbance of soil in order to combine that soil with other material as part of the repair of land damaged by earthquakes, either on or off the site of the repair.

Sound amplified activity

in relation to [Sub-chapter 6.1](#) Noise, means any activity undertaken outside any buildings which involves the use of sound amplification, including any amplification system checks, which is clearly audible at any other site.

Special interest vehicle

means historical vehicles for which it is impracticable to achieve noise limits associated with standard racing vehicles. It includes a F5000 vehicle.

Spiritual activity

means the use of land and/or **buildings** primarily for worship and spiritual meditation and deliberation purposes. It includes:

- a. **ancillary** social and community support services associated with the spiritual activity; and
- b. **ancillary** hire/use of church **buildings** for community groups and activities.

It excludes **funeral homes**, but includes funeral services held in memory of the deceased.

Spring

means the point where groundwater, driven by artesian pressure, emerges to the surface and forms a pool, the head of a **water body**, or discharges within or into a **water body** on a permanent or intermittent basis.

Standalone house

means a single **residential unit** that is unattached to another **residential unit**.

Strategic infrastructure

means those necessary infrastructure facilities, services and installations which are of greater than local importance. It includes infrastructure that is nationally significant.

Advice note:

1. The following are non-exclusive examples of strategic infrastructure:
 - a. **strategic transport networks**;
 - b. Christchurch International Airport;
 - c. Lyttelton Port of Christchurch;
 - d. bulk fuel supply and storage infrastructure, including terminals, wharf lines and pipelines;
 - e. defence facilities;
 - f. strategic **telecommunication** and **radiocommunication** facilities;
 - g. the **National Grid**;
 - h. the 66kV and 33kV **electricity distribution lines** and the Heathcote to Lyttelton 11kV **electricity distribution line**, as identified on the Planning Maps; and
 - i. public water supply, wastewater and stormwater networks and associated facilities.

Strategic road network

means state highways and **major arterial roads**.

Strategic transport networks

means:

- a. the **strategic road network**;
- b. the rail network;
- c. the region’s core public passenger transport operations and significant regional transport hubs (including freight hubs), such as Christchurch International Airport and Lyttelton Port of Christchurch; and
- d. the strategic cycle network of **major cycle routes**.

Street

(see **Road**).

Street-facing façade

means the exterior wall or walls of a building oriented at an angle of 45 degrees or less to any part of the road boundary or boundaries of the site; and includes any projections from that/those wall(s) regardless of their orientation to the boundary.

Street furniture

in relation to **Chapter 7 Transport**, means seating, rubbish bins, cycle facilities and café-related outdoor dining furniture in the street environment.

Student hostel accommodation

in relation to calculating **parking space** and **loading space** requirements in **Chapter 7 Transport**, means hostels that are not **ancillary** and/or **accessory** to an **education activity**, including a **tertiary education and research activity**.

Subdivision

has the same meaning as defined in s218 of the **Resource Management Act 1991**.

Substance

has the same meaning as defined in s2(1) of the **Hazardous Substances and New Organisms Act 1996**.

Suitably qualified soil professional

In relation to Chapter 8, means a person who:

- a. **has been awarded a recognised science or engineering degree; and**
- b. **has experience in engineering geology or soil science; and**
- c. **is a registered Chartered Professional Engineer under the Chartered Professional Engineers Act 2002.**

Suitably qualified wind expert

In relation to sub-chapter 6.13 Wind, means a person who:

Commented [K110]: In relation to submission #689 (CRC) and JWS on Port Hills Stormwater QM dated 11 December 2023 and 24 April 2024.

Commented [K111]: In response to the recommendations in the IHP information request #27 on wind.

- a. has been awarded a recognised science degree, with a specialisation in, or understanding of, meteorology; and
- b. has experience in the application of fluid dynamics and/or wind tunnel modelling in urban environments; and
- c. is competent in the application of recognised wind comfort and safety standards such as Lawson, London LDDC, NEN 8100 Danger standard, or similar.

Supermarket

means an individual retail outlet that sells a comprehensive range of food, beverage and other disposable goods such as fresh meat and produce; chilled, frozen, packaged, canned and bottled foodstuffs and beverages; and general housekeeping and personal goods.

Support structure

means a utility pole or tower that supports conductors as part of an electricity distribution line or transmission line which forms part of the electricity distribution network or National Grid.

Supportive housing

in relation to the Salvation Army site in Addington, means housing for individuals supported by the Salvation Army, whether individual housing (inclusive of kitchen and ablution facilities) or shared housing (which provides for shared meals and recreation rooms). It includes reintegration housing for recently released inmates supported by the Salvation Army.

T

Tavern

means any land or building which is the subject of an alcohol licence authorising the sale of alcohol to, and consumption of it by, the general public on the premises. It may include a bottle store, restaurant and staff accommodation (but not visitor accommodation).

Technician arborist

in relation to Sub-chapter 9.4 Significant and other trees of Chapter 9 Natural and Cultural Heritage, means a person who:

- a. by possession of a recognised arboricultural degree or diploma and on the job experience, is familiar with the tasks, equipment and hazards involved in arboricultural operations; and
- b. has demonstrated proficiency in tree inspection and evaluating and treating hazardous trees; and
- c. has demonstrated competency to Level 6 NZQA Diploma in Arboriculture standard (or be of an equivalent arboricultural standard).

Telecommunication

means the conveyance by electromagnetic means from one device to another of any encrypted or non-encrypted sign, signal, impulse, writing, image, sound, instruction, information, or intelligence of any nature, whether for the information of any person using the device or not, but it excludes any conveyance that constitutes broadcasting.

Templeton rural activity

means the use of land and/or buildings within the Rural Templeton Zone for:

- a. farming;
- b. activities that directly and primarily service farming, including offices and the warehousing (excluding general freight or distribution activities), wholesale and retail activity of rural supplies or rural produce;
- c. food and beverage outlets, excluding taverns;
- d. private parks, reserves and recreation facilities;
- e. a limited number of residential units for security/custodial purposes;
- f. boarding of domestic animals; and
- g. rural research facilities and laboratories that do not have an education or health care component.

Templeton strategic infrastructure

in relation to the Rural Templeton Zone, means the use of land and/or buildings for small-scale facilities, services and installations ancillary to strategic infrastructure.

Temporary activities and buildings

in relation to Chapter 6 General Rules and Procedures, means activities and their ancillary buildings that are intended to have a limited duration and incidence (one-off, infrequent, transitional or with a defined end date, as opposed to regular and ongoing) and:

- a. are not part of a permanent activity that occurs on the site; and
- b. create no, or only negligible, lasting alteration or disturbance to any site, building or vegetation.

It includes:

- c. public artworks, recreation activities and entertainment activities; and
- d. the provision of car parking areas ancillary to a temporary activity, whether sealed or unsealed, provided in accordance with an approved Traffic Management Plan, except as otherwise specified in Sub-chapter 6.4 Temporary earthquake recovery activities.

It excludes:

- e. temporary utilities, which must comply with the relevant provisions in Chapter 11 Utilities and Energy.

Advice note:

1. Temporary buildings are required to comply with the provisions of the Building Act 2004.

Temporary military training activities

means training activities undertaken for defence purposes as described by s5 of the [Defence Act 1990](#).

Terrace

means a single residential [building](#):

- a. that contains three or more [residential units](#);
- b. where the [residential units](#) are aligned horizontally side by side; and
- c. where each [residential unit](#) has its own entrance and habitable rooms on the ground floor.

Tertiary education and research activity

means the use of land and/or [buildings](#) for:

- a. the provision of teaching or training and/or related research;
- b. commercial research and laboratories; and
- c. [ancillary retailing](#), [cultural activities](#), [recreation activities](#) and [entertainment activities](#), [offices](#) and accommodation facilities.

Tertiary education and research facility

means land and/or [buildings](#) used for [tertiary education and research activities](#).

Total area of a sign

means that area of an imaginary rectangle enclosing the [sign](#) (see [Appendix 6.11.8 Signage - Diagrams](#)).

Town Centre

means the [Town Centre zones](#) at Belfast/Northwood, Eastgate/Linwood, Hornby, North Halswell, Papanui/Northlands, Riccarton, Shirley / Palms.

Trade and industry training activity

means land and/or [buildings](#) used for occupational training in the skills of engineering, [building](#), aviation, manufacturing and other industrial activities. It includes [ancillary offices](#), [cultural activities](#) and [recreation activities](#).

Trade supplier

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:

- a. [automotive and/or marine suppliers](#);
- b. [building suppliers](#);
- c. catering equipment suppliers;

- d. farming and agricultural suppliers;
- e. garden and patio suppliers;
- f. hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items);
- g. industrial clothing and safety equipment suppliers; and
- h. office furniture, equipment and systems suppliers.

Transmission line

has the same meaning as defined in the [Resource Management \(National Environmental Standards for Electricity Transmission Activities\) Regulations 2009](#).

Transport infrastructure

means any infrastructure, building, equipment or device which supports the operation of the [transport system](#). It includes:

- a. [cycle ways](#), cycle parking, cycle hire stations and cycle maintenance stands;
- b. railway signalling, railway tracks and facilities;
- c. [roads](#) and pedestrian [access ways](#);
- d. [street](#) lighting, traffic signals and signs, hand rails, safety cameras, bollards and crash barriers; and
- e. [ancillary](#) facilities such as poles.

It excludes bus depots that are not located on [road reserve](#) where buses are parked overnight.

Transport system

means all [transport infrastructure](#), services, mechanisms and institutions that contribute to providing for transport. It includes key transport hubs, such as ports, airports and [public transport interchanges](#).

Travel demand management

in relation to [Chapter 7](#) Transport, means using a range of methods to change travel behaviour (i.e. how, when and where people travel).

Travel plan

in relation to [Chapter 7](#) Transport, means a plan which sets out how travel demand is to be managed for a [site](#) or activity to:

- a. maximise the efficient use of the [transport system](#); and
- b. promote the use of more sustainable transport modes, such as [active transport](#), public transport and carpooling, as alternatives to sole occupancy private cars.

Tree

in relation to **tree canopy cover** and **financial contributions**, means a perennial woody plant with the potential to reach at least 5 metres in height. It includes a **hedge** comprised of trees maintained at a minimum height of 1.5 metres or greater.

Tree canopy cover

means the percentage of the land area of the urban area or **development site** covered by a canopy of a **tree(s)** at **maturity**.

Tree protection zone radius

means the protection area around a scheduled tree, which is equivalent to 15 times the trunk diameter at 1.4m above ground level, where activities and development are managed to prevent damage to a scheduled tree. The maximum extent of a tree protection zone radius is restricted to 15m.

U

Unformed legal road

means land that has been legally established as a public **road** prior to 1996 but which is not **formed** or maintained by the **Council** or the New Zealand Transport Agency as a public **road**.

Unhosted visitor accommodation

means the use of a **residential unit** for **visitor accommodation** where:

- a. no permanent resident of that **residential unit** is in residence in the same **residential unit** for the duration of the stay;
- b. individual bookings by visitors are for less than 28 days each; and
- c. any **family flat** is not used for **visitor accommodation**.

Unhosted visitor accommodation excludes hotels, resorts, motels, motor and tourist lodges, backpackers, hostels, farmstays and camping grounds.

Urban activities

means activities of a size, function, intensity or character typical of those in urban areas. It includes:

- a. **residential units** at a density equivalent to more than one **residential unit** per 4 hectares of **site** area;
- b. industrial activities and commercial activities, except rural activities;
- c. sports fields and **recreation facilities** that service the urban population (but excluding activities that require a rural location); and
- d. any other land use that is to be located in the existing urban area or Greenfield Priority Areas identified in the **Canterbury Regional Policy Statement**, Chapter 6, on Map A.

Urban block

means the area of land enclosed by **public open space** or **streets**.

Urban roads

in relation to **Chapter 7** Transport, means all **roads** in the existing urban area as shown on Map A of Chapter 6 of the **Canterbury Regional Policy Statement**, as well as **roads adjoining** any residential and/or commercial zone in **Christchurch District** (i.e. **roads** classified in the urban 'place function category' in **Appendix 7.5.12** Road classification system).

Utility

means:

- a. transformation, transmission, generation or distribution of electricity provided by **network utility operators** or requiring authorities, including:
 - i. **transmission lines** and **electricity distribution lines** and associated equipment; and
 - ii. private connections to such utilities;
- b. **telecommunication** and **radiocommunication** facilities, including:
 - i. transmitting/receiving devices such as aerials, **antennas**, dishes (including cables), insulators, castings, tunnels and associated equipment; and
 - ii. support structures such as towers, **masts** and poles, **accessory buildings** and private receiving dish **antennas**;
- c. storage tanks and pipes for the distribution or transmission of petroleum or natural or manufactured gas, including necessary incidental equipment provided by **network utility operators** or requiring authorities, and private connections to such utilities;
- d. reticulated water for supply or irrigation, stormwater management basins, swales or reticulated open channelised drainage, and reticulated sewerage provided by **network utility operators** or requiring authorities, including:
 - i. private stormwater facilities connecting to such utilities; and
 - ii. necessary incidental equipment, including pumping stations provided by **network utility operators** or requiring authorities, and private connections to such utilities; and
- e. lighthouses, meteorological facilities, **navigation aids** and beacons, including approach control services within the meaning of the **Civil Aviation Act 1990**.

Utility structure

means a power pole, **telecommunications** pole, **street** light pole or similar structure.

V

Vault

means a structure approved by the Council for the deposit of specially sealed coffins containing a human body, or containers of ashes resulting from the cremation of a human body.

Vehicle access

(see [Access](#)).

Vehicle control point

in relation to [Chapter 7](#) Transport, means a point on a [vehicle access](#) route controlled by a barrier (or similar means) at which a vehicle is required to stop, or a point where conflict with vehicles already on the site may arise (e.g. a point where vehicles on the access route may need to stop to wait for a vehicle reversing from a [parking space](#) on the site).

Vehicle crossing

means the formed and properly constructed vehicle entry/exit point from the [carriageway](#) of any [road](#) up to and including that portion of the [road boundary](#) of the site across which a vehicle entry or exit point is permitted or consented. It includes any culvert, bridge or kerbing.

Vehicle movement

means a single journey to or from a particular site by a person or persons within a motor vehicle. [Vehicle trip](#) has the same meaning.

Vehicle trip

(see [Vehicle movement](#)).

Veterinary care facility

means land and/or [buildings](#) used for the provision of specialist care and/or surgery for animals, under the supervision of a qualified veterinarian.

Visibility splay

means an area to be kept clear from obstruction to allow good visibility of other [road](#) users.

Visitor accommodation

means land and/or [buildings](#) used for accommodating visitors, subject to a tariff being paid, and includes any [ancillary](#) activities.

Visitor accommodation includes hotels, resorts, motels, farmstays, bed and breakfasts, motor and tourist lodges, backpackers, hostels, camping grounds, hosted visitor accommodation and unhosted visitor accommodation.

W

Warehousing and distribution activities

means the storage and sorting of materials, goods or products pending distribution.

Waste management area

means the area identified on a [site](#) for the storage of rubbish and recycling for collection.

Water body

has the same meaning as defined in s2 of the [Resource Management Act 1991](#).

In relation to [Sub-chapter 6.6](#) Water body setbacks of [Chapter 6](#) General Rules and Procedures, water body means any downstream waterway, upstream waterway, environmental asset waterway or environmental asset standing water body identified on the planning maps and any Banks Peninsula waterway (see [Rule 6.6.5a.vii](#) and [Rule 6.6.6a.vii](#)), [hill waterway](#) or [network waterway](#).

Water body bank maintenance or enhancement work

means works required to either maintain or enhance the banks of [water bodies](#) for ecological or amenity reasons. It includes:

- a. margin and berm planting;
- b. bank [excavation](#) and regrading;
- c. bank and toe protection;
- d. beach formation;
- e. temporary and permanent channel realignment, placement of geotextiles, gabions and other features that provide hydraulic variation for ecological purposes, and rock placement for the purposes of habitat improvement; and
- f. amenity features such as [public artworks](#), interpretation panels and seating along or around [water bodies](#).

Water body margin

means land adjacent to the bank of a [water body](#) or estuary which is affected by water table variations, flooding, erosion and/or sedimentation processes, and often contains distinctive vegetation which helps protect aquatic environments and control sedimentation while supporting a diversity of species. The size of the margin will vary but may extend to the limits demarcated by natural river terraces and constructed stop banks. In relation to the [water body setback](#) provisions in [Sub-chapter 6.6](#) Water body setbacks of [Chapter 6](#) General Rules and Procedures, it means the identified [water body setback](#) area.

Water body setback

in relation to [Sub-chapter 6.6](#) Water body setbacks of [Chapter 6](#) General Rules and Procedures, means an area of defined width running parallel to the bank of a [water body](#) from an origin point set out in [Appendix 6.11.5.3](#) Interpretation of banks of water bodies in which specified activities, including [buildings](#) and [earthworks](#), are controlled or restricted. For the purposes of this definition, [water body](#) means any downstream waterway, upstream waterway, environmental asset waterway or environmental asset

standing **water body** identified on the Planning Maps and any Banks Peninsula waterway (see [Rule 6.6 Savii](#) Activity status tables - rural water body setbacks and [Rule 6.6 6avii](#)) Activity status tables - natural area water body setbacks), **hill waterway** or **network waterway**.

Wetland

has the same meaning as defined in s2 of the [Resource Management Act 1991](#).

Wildlife park/zoo

means the use of land, **buildings** and/or structures to provide a sanctuary to, and/or maintain a collection of, wild animals and/or birds, typically within a park or gardens, for study, conservation, or display to the public.

Window

means a glazed section within any exterior wall of a **building** except, in the case of rules relating to minimum **building**, window and **balcony setbacks**, impacts on **adjoining** neighbours and the overlooking of **streets** in [Sub-chapter 6.4](#) Temporary earthquake recovery activities of Chapter 6 General Rules and Procedures, [Chapter 14](#) Residential, [Chapter 15](#) Commercial, and [Subchapter 13.13](#) Specific Purpose (Ngā Hau e Whā) Zone, it excludes windows where the sill is more than 1.6 metres vertically from the floor.

Work bay

in relation to [Chapter 7 Transport](#), means the area, including access, within a service station or motor-servicing facility used for the repair and/or maintenance of motor vehicles.

Works arborist

in relation to [Sub-chapter 9.4](#) Significant and other trees of [Chapter 9](#) Natural and Cultural Heritage, means a person who:

- a. by possession of a recognised arboricultural degree, diploma or certificate and on the job experience, is familiar with the tasks, equipment and hazards involved in arboricultural operations; and
- b. has demonstrated competency to Level 4 NZQA Certificate in Horticulture Services (Arboriculture) standard (or be of an equivalent arboricultural standard).

X

Y

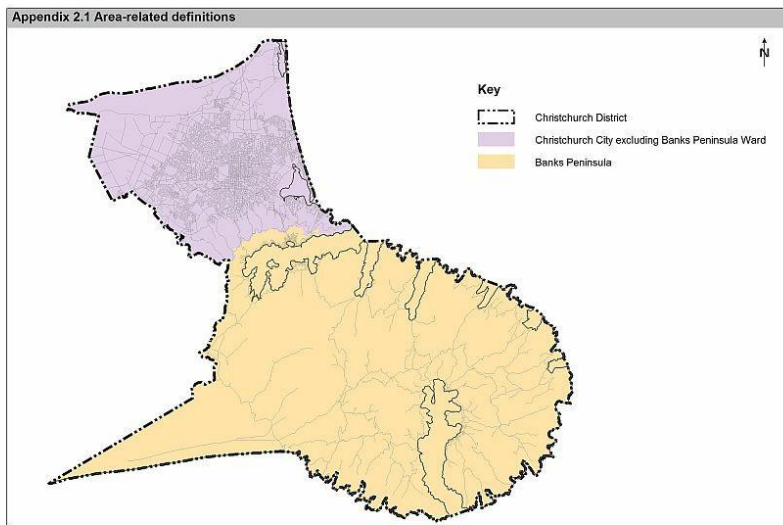
Yard-based supplier

means the use of any land and/or **building** for selling or hiring products for construction or external use (which includes activities such as sale of vehicles and garden supplies), where more than 50% of the area devoted to sales or display is located within covered or uncovered external yard or forecourt space, as distinct from within a secured and weatherproof **building**. Drive-in or drive-through covered areas

devoted to storage and display of construction materials (including covered vehicle lanes) will be deemed yard area for the purpose of this definition.

Z

Appendix 2.1 Area related definitions



Appendix 2.2 Area of Christchurch City

