

3 Definitions

100-Year Flood:	a 100-year flood in the Hutt River is equal to a 1 in 100 year event and currently has a magnitude of approximately 1900 cubic metres of water per second measured at Taita. It has about a 1% chance of being equalled or exceeded in any one year.
Access Leg:	in relation to a rear site, means a strip of land which is included in the ownership of the site, and which provides the legal and physical access from legal road to the net area of the site and which may be satisfied by a registered right of way outside the title (outside the legal boundaries of the allotment).
Accessory Building:	a building not being part of the principal building on the site, the use of which is incidental to that of any other building or buildings on the site. In the case of a site on which no building is erected, it is a building accessory to the use of the principal building permitted on the site. This includes a tool shed, playroom, recreation room, glasshouse, swimming pool and spa pool, and in rural activity areas will include buildings accessory to rural land uses.
Accessory Part:	those parts which are essential for the effective operation of the end product.
Allied:	any secondary activity on a site that is dependent on, related to or connected with the primary activity for that site.
Allotment:	for the purposes of subdivision means a lot, two or more adjoining lots to be held together, or any balance area shown on a subdivision consent plan, except that in the case of land being subdivided under the cross lease or company lease systems, or the Unit Titles Act 1972, allotment shall have the same meaning as site.
Ancillary Retailing:	retailing that is associated with the permitted activity but is not the primary activity on the site or in the building; such retailing is incidental and secondary to the principal activity.
Antenna:	any broadcasting and/or telecommunication or radiocommunication apparatus for transmission or reception including the antenna mounting but not any supporting mast or similar structure. This definition includes any satellite dish.
Archaeological Site:	as defined in the Historic Places Act 1993.
Boarding House:	a building or buildings providing permanent or semi-permanent accommodation for more than five boarders/lodgers for profit.
Boundary:	any boundary of the net site area and includes any road boundary or internal boundary. Internal boundary means any boundary of the net area of the site other than a road boundary. Road boundary means any boundary of a site abutting a legal road (other than an accessway or service lane) or contiguous to a boundary of a road designation. Frontage or road frontages shall have the same meaning as road boundary.

- Brothel:** as defined in the Prostitution Reform Act 2003.
- Building:** means any structure or part of a structure, whether temporary or permanent, movable or immovable, but for the purposes of this Plan excludes:
- (a) any fence not exceeding 2 metres in height;
 - (b) any retaining wall not exceeding 1.2 metres in height;
 - (c) satellite dishes with a diameter not exceeding 0.6m and antennas 2.5m above the maximum height permitted in the activity area or the rules in Chapter 13 - Utilities.
 - (d) all structures less than 1.2 metres in height and 20m² in area;
 - (e) all tents and marquees erected on a temporary basis for a period not exceeding 3 months;
 - (f) all signs, as defined in this Plan.
- Building Floor Level:** (in relation to flooding) means the underside of floor joist for timber structures or, for concrete slabs, shall be 150mm below the finished top of the slab.
- Building Improvement Centre:** premises used for the storage, display and sale of materials used in the construction, repair, alteration and renovation of buildings and includes builders supply and plumbing supply centres and home and building display centres.
- Building Setback Line:** land on the landward side of the building setback line is protected by flood protection structures up to a 100-year flood event. Land on the riverside of the line is at risk of erosion from the Hutt River.
- Childcare Facility:** a facility for the care and/or education of children including crèche, day care centre, kindergarten, Kohanga Reo, playcentre, playgroups and day nurseries; such facilities shall not provide for overnight stays.
- Commercial Activity:** any activity of a commercial nature which principally comprises:
- provision of office, financial, professional or other business services; including theatres, cinemas, video parlours, other places of entertainment, visitor accomodation, funeral parlours, showrooms, radio stations, television stations, car parking buildings, veterinary clinics, and any other use of a similar commercial nature
- but which excludes:**
- (a) retail activity, industrial activity, rural activity, recreational activity and residential activity; and
 - (b) service stations, commercial garages, car sales yards and licensed premises.
- Commercial Forestry:** the planting and management of trees and the felling of timber for commercial gain.
- Commercial Garage:** (a) the storage of 2 or more vehicles, caravans, boats or trailers, not belonging to the occupier of the premises or his or her family; and/or

- (b) any one or more of the following: motor vehicle engine and/or body repairs, overhauling of motor vehicles; and/or
- (c) any one or more of the following: panel beating, trimming or spray painting of motor vehicles provided these operations are on a small scale.

Commercial Recreation Activities:

those recreational activities which require payment of a casual fee or membership fee for participation and includes camping grounds, public swimming pools and concessionaires (eg. jet ski hire, windsurfer hire).

Commercial Sexual Services:

as defined in the Prostitution Reform Act 2003.

Community Activities/Facilities:

those activities which provide for the social and cultural needs of the community; and includes libraries, halls, plunket rooms and childcare facilities.

Comprehensive Residential Development:

any residential development of 5 or more dwellings on a site and includes Papakainga housing.

Contaminated Site:

a site at which hazardous substances occur at concentrations above background levels and where assessment indicates it poses or is likely to pose an immediate or long term hazard to human health or the environment.

Cottage Industry:

the production of light goods by woodworkers, leatherworkers, metalworkers, caneworkers, glass blowers, fabric printers, paper makers, stone and/or bone carvers, potters, weavers or workers producing goods of a similar nature using hand tools or machinery of a light nature and includes the sale of goods produced on the premises but not the sale of any other goods.

Council:

The Hutt City Council.

Critical Facility:

any facility which provides critical services and includes ambulance, fire and police stations, and hospitals.

Detention Facility:

a building or buildings for the detention or accommodation of persons detained pursuant to any statutory provision, where such detention is imposed for the protection of members of the public.

Display Window:

a window which permits the public to view display space within a building.

Dripline:

the line formed when a vertical line from the outermost extent of the spread of the tree's branches or canopy meets the ground.

Drive Through Retail:

a retail outlet at which customers receive service while in their vehicles.

Dust Nuisance:

a dust nuisance shall occur if there is visible evidence of suspended solids in the air beyond the site boundary and/or there is visible evidence of suspended solids from a dust source settling on the ground, building or structure of a neighbouring site, or water.

- Dwelling House:** a building providing self-contained residential accommodation for a person, a family or non-family group and includes a foster home, women's refuge, accommodation for up to five boarders/ lodgers and residential facilities for up to and including seven people but excludes:
- (a) comprehensive residential developments;
 - (b) detention facilities;
 - (c) visitor accommodation;
 - (d) health care service; and
 - (e) boarding houses.
- Earthworks:** any modification of land associated with subdivision or development, including excavation and filling, removing and replacing soil, contouring, cutting, levelling, deposition of cleanfill, and road, driveway and access construction.
- Ecotoxicity:** adverse toxic effects on ecosystems or ecological communities, harmful to any living organism or ecosystem.
- Effects Ratio Trigger Level:** the value of the Effects Ratio which is used in the Consents Status Matrix to define whether a proposed development requires a land use resource consent. The Effects Ratio trigger level differs for different activity areas to account for the difference in acceptable levels of risk.
- Emergency Facility:** any service which provides critical services and includes fire, ambulance and police stations, and civil defence.
- Environmentally Damaging Substance:** any substance which, by effects other than toxicity, is able to damage an aquatic ecosystem (for example, milk or oil).
- Extraction Activity:** an operation in connection with prospecting, exploring and any mining operation including blasting, processing (crushing, screening, washing and blending), storage, distribution and sale of aggregates, ancillary earthworks, removal and deposition of overburden and rehabilitation works.
- Flood Hazard:** the potential for damage to property or people due to flooding and associated erosion.
- Flood Hazard Effects:** the negative impacts of flooding caused by fast flowing or deep-ponded flood waters. Fast-flowing or ponded flood waters are dangerous for people, becoming more severe where floods affect urban areas. These effects also include damage to the flood protection system, and other structures and buildings by water and debris, or by erosion.
- Flood Protection Structure:** physical assets (including land) managed and maintained by the Wellington Regional Council or approved (including managed and maintained) by the Wellington Regional Council for the purpose of flood protection, such as stopbanks, flood gates, debris traps, river berms, bank-edge works and plantings.

Gross Floor Area: the sum of the gross areas of all the floors of a building or buildings measured from the exterior faces of exterior walls or from the centre-lines of walls separating two buildings.

For the purposes of calculating car parking and loading requirements only, this definition shall not include the floor area of interior balconies and mezzanines not available to the public, and any carparking within the building.

Hazardous Facility: activities involving hazardous substances and sites, at which these substances are used, stored, handled and disposed of

but which excludes:

- (a) the incidental use and storage of hazardous substances in minimal domestic scale quantities including up to 100kg of LPG;
- (b) fuel in motor vehicles, boats and small engines;
- (c) retail outlets for the domestic scale usage of hazardous substances (i.e. supermarkets, hardware shops, pharmacies, home garden centers);
- (d) developments that are potentially hazardous but do not involve hazardous substances (i.e. high voltage transmission lines, radio masts etc.);
- (e) facilities using genetically modified or new organisms;
- (f) trade waste sewer and waste treatments or disposal facilities;
- (g) gas and oil pipelines;
- (h) the occasional loading and unloading of hazardous substances on a site where this forms only a minor part of the site operations and includes the carriage of explosives within the Extraction Activity Area; and
- (i) oil filled transformers containing less than 1000 litres of oil.

Hazardous Waste: waste that poses a present or potential future threat to the environment due to, for example, its explosive, flammable, reactive, toxic, corrosive or infectious nature.

Health Care Services: any activity which provides services relating to physical and mental health and welfare and includes acupuncturists, chiropodists, chiropractors, dentists, dietitians, homeopathy practitioners, medical practitioners, medical radiographers, medical social workers and counsellors, naturopathy practitioners, nurses, occupational therapists, opticians, optometrists, osteopaths, pediatricians, pharmacists, physiotherapists, podiatrists, psychotherapists, and psychologists.

Height: **Maximum Height** shall be the perpendicular distance between the lowest ground level at any point and the highest part of the building immediately above that point.

- (a) For the purposes of calculating maximum height, ground level shall be deemed to be:
 - (i) the natural level of the ground or the finished level of the ground as a result of an approved subdivision, and shall not include earthworks which have resulted or will result from work undertaken as part of the construction of any building or development of the site.
 - (ii) where the natural ground level has fluctuated over time, as a direct result of nature, the natural ground level will be the level that exists at the time the level has to be ascertained.

- (b) When calculating maximum height the following shall be excluded:
- (i) antennas, satellite dishes with a diameter not exceeding 0.6m, flagpoles, finials or other similar decorative features where the maximum height is not more than 3.0m above the maximum height permitted for the activity area and this shall also apply to utilities listed in Chapter 13 - Utilities.
 - (ii) chimneys, flues and ventilation shafts.
 - (iii) conductors relating to utilities.

Maximum Overall Height shall be the vertical distance between the lowest ground level and the highest part of the building immediately above that point.

- (a) For the purposes of calculating maximum overall height, ground level shall be deemed to be the lowest of the following levels:
- (i) the finished level of the ground as a result of an excavation for building construction works.
 - (ii) the finished level of the ground as a result of any other works.
- (b) When calculating maximum overall height the following shall be excluded:
- (i) antennas, satellite dishes with a diameter not exceeding 0.6m, flagpoles, finials or other similar decorative features where the maximum height is not more than 3.0m above the maximum height permitted for the activity area and this shall also apply to utilities listed in Chapter 13 - Utilities.
 - (ii) chimneys, flues and ventilation shafts.
 - (iii) conductors relating to utilities.

Helicopter Landing Areas:

any defined area of land or water, and any defined area on a structure, intended or designed to be used either wholly or partly for the landing, departure and surface movement of helicopters.

Historic Area:

as defined in the Historic Places Act 1993:

Historic Place:

as defined in the Historic Places Act 1993:

Housing for the Elderly: a building or part of a building used as a home under the Old People's Homes Regulations 1987 or any Regulation in substitution thereof. It includes old people's homes, rest homes, pensioner housing developments, retirement villages and associated ancillary facilities such as medical, recreational and other communal facilities which offer an exclusive service to the residents of the Home for the Elderly.

Individual Retail Activity:

a retail activity carried on under a single trading name from or in single premises.

- Industrial Activity:** any activity of an industrial nature which principally comprises:
- (a) extraction or conversion of natural resources;
 - (b) production, manufacture or processing goods or energy from natural or converted resources;
 - (c) research for industrial purposes, geological purposes or agricultural purposes;
 - (d) service, repair or hire of goods; and
 - (e) storage of goods;
- but which excludes:**
- (a) retail activities;
 - (b) home occupations;
 - (c) rural/agricultural activities; and
 - (d) extraction activities.
- Intensive Farming:** the raising of livestock where
- (a) livestock are kept in buildings or concentrated on open space, or
 - (b) livestock live predominantly off feed other than grass, or
 - (c) more than five adult pigs (defined to be one year or older) are kept in buildings or on pasture.
- Intersection:** as defined in Section 2 of the Traffic Regulations 1976 and subsequent amendments, with the following provisos:
- (a) That where the areas so defined are separated by less than 50 metres, the intersection also includes all connecting roadways; and
 - (b) That the edges of roadways are defined by kerblines and not painted markings.
- Kohanga Reo:** premises (language nest) where preschool children are taught and cared for in accordance with Tikanga Maori (Maori customs).
- Kokiri Centre:** as defined in the Maori Purposes Act 1980 to be any premises in which training and tuition is given in respect of any of the following matters:
- (a) any trade, profession or occupation;
 - (b) Any skill or art that promotes the general social well-being of the community;
 - (c) Maori language, Maori customs and traditions, Maori arts and handicrafts, and other aspects of Maori culture essential to the identity of the Maori race;
 - (d) Languages, customs and traditions, and arts and handicrafts of members of other areas.
- Landfill:** an area of land used for disposal of wastes for land, run in accordance with safety and environmental requirements laid down by a regulatory authority.
- Landscape Furniture:** includes picnic tables, seating, rubbish bins, lights, and tree protector guards.

- Landscaping:** the provision of tree and/or shrub plantings and may include any ancillary lawn, water, rocks, paved areas, amenity features or other forms of hard landscaping.
- Licensed Premises:** any premises, or any part of any premises, on which liquor may be sold pursuant to a licence; and includes any conveyance, or any part of any conveyance, in which liquor may be sold pursuant to a licence.
- Living Court:** a part of a net site area set aside for outdoor activities which is required to be unoccupied and unobstructed by buildings, pedestrian accessways or parking areas except as otherwise provided for in this Plan.
- Mana Whenua:** customary authority exercised by an iwi or hapu in an identified area.
- Marae:** includes the meeting house, dining hall, educational and associated facilities and residential accommodation associated with the marae.
- Mast:** any mast, pole, tower or similar structure designed to carry antennas to facilitate broadcasting, telecommunications and radiocommunications. This definition excludes any arm supports.
- Minor Boundary Adjustment:** an adjustment or relocation of allotment boundaries which is desirable in order to improve the practicality of existing boundaries providing the number of titles and the general area and use of the allotments remains the same.
- Net Site Area:** the total area of a site for the exclusive use of a single dwelling unit, including any area provided for parking or manoeuvring space and building, but does not include land held in common ownership, communal open space, communal parking and rights-of-way, and access legs to a rear site.
- Non-residential Activity:** the use of land and buildings for any activity within a residential or rural activity area which does not fall under the definition of residential activity and which does not meet the conditions for a home occupation.
- Notable Tree:** a tree recognised as possessing some significance or special value in the City, and which is listed in Chapter 14G - Appendix Trees 1.
- Offensive Odour:** an offensive odour occurs when an odour can be detected and is determined to be offensive by one or more observers; including at least one council officer.
- Office Activities:** any commercial, professional or administrative office and includes banks and offices of finance and building societies.
- Off-licence:** any premises licensed under Part II of the Sale of Liquor Act 1989 from which to sell or deliver liquor on or from the premises to any person for consumption off the premises.
- Papakainga Housing:** residential accommodation on Maori owned land.
- Passive Recreation:** those recreational pursuits which are of a passive nature including walking picnicking, swimming, fishing and activities of a similar nature.

- Pesticide:** any substance used for the prevention or control of any pest including herbicides, fungicides, defoliants and desiccants, but not including any fertiliser or animal remedies.
- Places of Assembly:** any land and buildings which are used in whole or in part for the assembly of persons for such purposes as meetings of spiritual, cultural, entertainment, social, education or similar purposes and includes churches, halls, clubrooms, health and fitness centres.
- Plan:** this District Plan.
- Primary River Corridor:** contains fast flowing water and includes areas that are prone to erosion.
- Public Access:** the right or opportunity of the public to use or visit an area of land.
- Recession Plane:** a control relating to the receipt of natural light by adjoining sites; this control does not apply to chimneys, antennas, satellite dishes with a diameter not exceeding 0.6m, flagpoles, and any part of a mast that above a height of 2.5m from ground level has a diameter not exceeding 0.6m.
- Recreation Activity:** any activity whose primary aim is the passive or active enjoyment of leisure, whether competitive or non-competitive, casual or organised; and recreation has a corresponding meaning.
- Regional Council:** the Wellington Regional Council.
- Registered Place:** a place registered under Part II of the Historic Places Act 1993.
- Regulations:** the Resource Management Regulations 1992 and including any amendments.
- Residential Activity:** the use of land and buildings for any domestic/living purposes by people living in the building, but does not include home occupations or non-residential activities.
- Residential Facility:** a building or buildings and activities providing:
- (a) residential support/care;
 - (b) respite care; and
 - (c) therapeutic/rehabilitation services;
- but which excludes:**
- (a) dwelling house (including residential facilities for up to and including seven people);
 - (b) comprehensive residential developments;
 - (c) detention facilities;
 - (d) visitor accommodation;
 - (e) health care service; and
 - (f) boarding houses.
- Restaurant or Cafe:** any land and/or building on or in which food is sold to the public generally for consumption on the premises.

Retail Activity:	any activity which involves display, sale or hire of goods direct to the public; and includes restaurants, cafes and takeaway food premises, off-licences, auction rooms, hair dressers, laundries and dry cleaners; but excludes service stations, commercial garages, car sales yards, video parlours and licensed premises.
Risk:	the probability of an event occurring and the extent of likely damages caused by that event: Individual Risk: maximum probability that an individual person, object or function, if present in a certain location for a certain period, would be harmed by the cumulative risk from all the hazards from one or more sources. Societal Risk: maximum probability that a group of a certain maximum size may get simultaneously killed by the cumulative risk from all the hazards from one or more sources.
River Corridor:	includes land immediately adjacent to the river. It is the minimum area able to contain a major flood and enable the water to pass safely to the sea. Due to its location, the river corridor represents a significant flooding and erosion hazard to people, buildings and structures, including the flood defences, sited in the corridor. The river corridor comprises both primary and secondary areas.
Roading Hierarchy:	a classification of roads which consists of distributor routes for through-traffic and access routes for local access purposes.
Root Zone:	for most species the root zone can be taken to be the dripline of the tree. For trees with a narrow upright form a minimum of 3 metres either side of the trunk shall be taken as the root zone.
Runanga:	tribal representative and administrative body.
Rural Service Industry:	small scale activities servicing rural needs such as: fencing contractors, topdressing contractors and machinery maintenance contractors.
Secondary River Corridor:	contains fast flowing water, but the erosion risk is not as significant as the Primary River Corridor.
Separation Distance:	the distance from the edge of the area where hazardous substances are used, stored or otherwise handled, to the edge of the area exposed to adverse effects.
Service Booth:	a position at a drive through retail outlets where vehicles stand while receiving service.
Servicing Hours:	the hours when deliveries can be made to and from a site. Such deliveries include all collection or distribution of products, supplies, raw materials, waste materials and mail deliveries.
Service Industry:	small scale activities serving local needs such as: (a) bakeries and catering depots; (b) cabinet makers and associated woodcrafts, furniture restoration and upholstery;

- (c) dressmaking, tailoring and footwear repair;
- (d) jewellery manufacture and repair;
- (e) laundries, dry cleaning;
- (f) precision instrument manufacture and repair (including medical, surgical, optical, dental, photographic and electronic equipment);
- (g) repair and servicing of household and garden equipment and appliances;
- (h) studios (including arts and crafts, photographic recording);
- (i) watch and clock repairs; and
- (j) any other activity of a similar nature, being essentially small scale and which does not detract from the amenities of the locality.

Service Station:

any site used for the retail sale of the following:

- (a) Retail sale of petrol, provided the storage does not exceed 100,000 litres;
- (b) Retail sale of diesel, provided the storage does not exceed 50,000 litres;
- (c) Retail sale of LPG, provided the storage does not exceed 6 metric tonnes in aboveground tanks, or 20 metric tonnes in underground tanks which comply with the Australian Standard AS 1596 - 1989 supplement No.1:1994 for LP Gas Storage and Handling - Siting of LP Gas Automotive Retail Outlets;
- (d) Retail sale of CNG, Kerosene, and lubricating oils for motor vehicles;
- (e) Retail sale of tyres, batteries, and other accessories normally associated with motor vehicles;
- (f) Retail sale of general goods for the convenience and comfort of persons calling at the service station for the services described in this definition, provided that such goods shall be sold only when the service station is open for normal motor vehicle servicing. Retailing of such goods shall be ancillary and secondary to the sale of motor fuels and mechanical repairs;
Unless the site is located in a commercial activity area, not more than 150m² of the building may be used for the sale of general goods;
- (g) The mechanical repair and servicing of motor vehicles, (excluding trucks, buses and heavy vehicles) trailers and motor fueled domestic equipment, provided that all motor repair and servicing activities are undertaken inside a building. Mechanical repairs and servicing shall not include body repairs, panel beating, trimming, spray painting, and heavy engineering (such as engine reboring and crankshaft regrinding) or the refuelling, adding air, water or oil (but not changing) where the vehicle is in the forecourt for a short period of time; and
- (h) The mechanical washing of motor vehicles.

Shape Factor:

a shape of a minimum size which must be able to be placed wholly within the site.

Showroom:

an area of a building used for the display of goods and where trade sales are permitted.

Sign:

any word, letter, model, sign, banner, placard, board, hoarding, billboard, poster, symbol, emblem, notice, name, image, character, outline, spectacle, display, delineation, announcement, device or representation, or any other means of a similar advertising nature intended to principally attract attention whether a

specially constructed device, structure or apparatus, whether painted, printed, written, carved, inscribed, endorsed or projected onto a place or otherwise fixed or attached to any wall, roof, fence, rock, stone, structure, canvas or stationary vehicle. Aerial signs (for example, blimps) and free standing signs are included.

Sign does not include any advertising matter placed on or within a display window of a shop, business (excluding home occupation) or industrial premises and does not include traffic signs.

Onsite Sign: a sign which is located on the site to which it relates.

Offsite Sign: a sign which advertises products, goods or services not available on the site on which the sign is located.

Face Area: the total area of a sign facing any one direction.

Where the lettering or design is on an existing surface, the face area of a sign is calculated by measuring the area which encloses all symbols, emblems, words and letters which make up the sign, together with any material or colour forming an integral part of the display or used to differentiate such a sign from the background against which it is placed.

Temporary Sign: a sign advertising an event not held frequently or regularly. A temporary sign shall only be visible for a short period of time.

Significant Natural, Cultural and Archaeological Resources:

any natural, cultural or archaeological resource which is considered to be significant to the City for historical, cultural, archaeological, botanical, geological or zoological reasons and which is listed in Chapter 14E - Appendix Significant Natural, Cultural and Archaeological Resources 1.

Site:

an area of land which is:

1. (a) comprised in a single allotment, or other legally defined parcel of land and held in a single certificate of title; or
 - (b) comprised in a single allotment or legally defined parcel of land for which a separate certificate of title could be issued without the further consent of Council;
2. any 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
3. an area of land which comprises two or more adjoining certificates of title where such titles are:
 - (a) subject to a condition imposed under section 37 of the Building Act 1991 or section 643 of the Local Government Act 1974 incapable of being legally disposed of separately; or
 - (b) held together in such a way that they cannot be dealt with separately without the prior consent of Council;

except that site shall have the following meaning in the cases as set out in 4 to 6 below.

4. 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:
 - (a) a building or buildings for residential or business purposes with any accessory building(s), plus any land exclusively restricted to the users of that/those building(s); or
 - (b) a remaining share or shares in the fee simple creating a vacant part(s) of the whole for future cross lease or company lease purposes; and
5. In the case of land subdivided under the Unit Titles Act 1972 (other than strata titles), site shall mean an area of land containing a principal unit on a unit plan together with its accessory units; and
6. In the case of strata titles, site shall mean the underlying certificate of title of the entire land containing the strata titles, immediately prior to the subdivision.

Site shall also include the access to the site.

Front Site: a site having frontage to a legal road of not less than the minimum required.

Corner Site: a site which lies within a general change of direction of abutting roads;

Through Site: a site having 2 or more road frontages, other than a corner site;

Rear Site: a site situated to the rear of another site or a site not having the required frontage for a "Front Site".

Site Coverage: that portion of a site which is covered by any buildings.

Spill Containment System: a structure which will contain liquids or solids in the event of a spill, and prevent them from entering the stormwater system or a natural water body.

Staff Member: in relation to a place of employment either a full time or part time employee.

Supermarket: the use of a building, having a floor area exceeding 350m², principally retailing groceries (including fresh fruit, vegetables, meat, fresh fish, bakery, delicatessen and liquor). A supermarket may also retail small variety goods (such as manchester, apparel and kitchenware), provided that the variety component occupies less than 20% of the floor area and that separate specialty shops do not comprise part of the operation.

Tangata Whenua: in relation to a particular area, means the iwi or hapu, that holds mana whenua over that area.

Taonga: treasure; property.

Trade Sale: the sale of an item either singularly or in bulk to a person who uses such an item in his/her occupation or to a person who resells, modifies, utilises or further processes such item as part of his/her business.

- Trading Warehouse:** a building used for the storage of bulky goods or materials, and/or for the storage of goods in bulk for sale from the premises and which is appropriately situated in a location peripheral to a main shopping area. Such uses include trade supplies and furniture or carpet warehouses, but exclude uses such as supermarkets and department stores or other retail premises engaged in retailing and/or wholesaling directly to the public rather than to resellers.
- Utilities:** comprises the following:
- (a) transformation, transmission or distribution of electricity provided by network utility operators or requiring authorities, and private connections to such utilities;
 - (b) drainage or wastewater reticulation provided by network utility operators or requiring authorities and private connections to such utilities;
 - (c) the distribution of water for supply, including irrigation;
 - (d) broadcasting, telecommunication and radio communication facilities including transmitting/receiving devices such as antennas, dishes, wires, insulators, casings, tunnels and associated equipment as well as support structures such as towers, masts and poles and ancillary buildings;
 - (e) pipes for the distribution or transmission of petroleum or natural or manufactured gas, and necessary incidental equipment provided by network utility operators or requiring authorities, and private connections to such utilities;
 - (f) pipes for the conveyance of irrigation water, or drainage of water or wastewater, and necessary incidental equipment including pumping stations provided by network utility operators or requiring authorities and private connections to such utilities;
 - (g) lighthouses, meteorological facilities, navigational aids and beacons including approach control services within the meaning of the Civil Aviation Act 1990;
 - (h) roads, footways, cycleways and service lanes;
 - (i) street lighting poles, traffic signals and equipment (including surveillance cameras);
 - (j) street furniture and traffic signs, parking meters, parking control equipment, including Pay and Display Booths;
 - (k) culverts;
 - (l) recycling depots; and
 - (m) wastewater treatment plants and booster pumping stations.
- Urupa:** burial ground.
- Veterinary Clinic:** any premises used for the medical care, surgery and associated holding of animals; but excludes animal pounds or animal boarding facilities.
- Visitor Accommodation:** any building or buildings offering temporary accommodation and includes (but is not limited to) motels, tourist houses, backpackers accommodation, hostels and youth hostels. It does not include motor camps or camping grounds, and board and lodging facilities for up to and including five people.

- Waahi Tapu:** a place sacred to Maori in the traditional, spiritual, religious, ritual or mythological sense.
- Waahi Tapu Area:** an area of land that contains one or more waahi tapu.
- Warehouse:** any building or part of a building or site used for the storage, distribution and trade sale of goods (but excluding bulk storage of fuel, oils and gases in any form) and ancillary workshops associated with the principal activity.
- Yard:** any part of a net site area which is unoccupied and unobstructed by buildings except as otherwise provided by this Plan. Yards shall be measured from the boundaries of the net site area.
- Front Yard:** an area of land between the road line and a line parallel to and extending the full width of the site; for the purposes of a corner site, there shall be two front yards;
- Rear Yard:** an area of land between the rear boundary of the site and a line parallel to and extending across the full width of the site;
- Side Yard:** an area of land between a side boundary of the site and a line parallel to and extending:
- (a) from the front yard to the rear yard; or
 - (b) if there is no front yard, from the front boundary of the site to the rear yard; or if there is no rear yard, from the front yard or boundary, as the case may be, to the rear boundary of the site; or
 - (c) if there are two or more front yards, from yard to yard.
- For the purposes of a corner site, there shall be one side yard.