

PART 10	DEFINITIONS
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In this Plan, unless the context otherwise requires:

Access Lot	Means a lot owned in common and undivided shares by the owners of two or more adjoining lots for the principal purpose of providing street frontage and/or access to those lots and the interests in which are recorded in the Certificates of Title for those adjoining lots and which is approved by Council as a private way pursuant to section 348 of the Local Government Amendment Act 1974.
Access Way	Is the mode for obtaining vehicular access onto a site from a legal road to a rear site or rear delineated area and is comprised of an entrance strip and carriageway.
Accessory building	<p>Means any building or structure where:</p> <p>Either</p> <ol style="list-style-type: none">1. The building or structure is detached from a dwelling on the lot; and2. The use of the building or structure is incidental to that of the main building or buildings on the lot and3. Has no kitchen facilities <p>Or, in relation to a lot on which no dwelling stands means a building or structure where:</p> <ul style="list-style-type: none">• The use of the building or structure is incidental to the use which may be permitted on the site.
Accommodation unit	Means a unit, comprising a building or part of a building, intended to be used as part of a motel, hotel, complex of holiday flats, or motor and tourist lodge.
The Act	Means the Resource Management Act 1991 and includes any amendments thereto.
Activities Sensitive to Aircraft Noise (ASAN)	Means household units, residential activities, camping grounds, comprehensive residential development, studio warehousing, temporary household units, bed and breakfast accommodation, farmstays, rehabilitation facilities, pre-school/education facilities, schools, other educational facilities, child care centres and other care centres, hospitals, other health care facilities, rest homes and other homes for the aged, traveller's accommodation.
Addison Neighbourhood Centre	A retail commercial and community centre within the Residential 8 zone, and comprising activities intended, planned and designed to serve many of

the day-to-day needs of residents of the surrounding area, and also attracting passing trade from traffic passing through the Centre to and from a wider area (including future Takanini Structure Plan development areas) via the roads shown on the map in Section Three Appendix 16A (Glenora Structure Plan).

Aerobatic Flight

- (1) an intentional manoeuvre in which the aircraft is in sustained inverted flight or is rolled from upright to inverted or from inverted to upright position; or,
- (2) manoeuvres such as rolls, loops, spins, upward vertical flight culminating in a stall turn, hammerhead or whip stall, or a combination of such manoeuvres

Aerodrome

means Ardmore Aerodrome as defined by land contained within the Aerodrome boundary.

Aerodrome Boundary

means the boundary of the land designated by the Airport Authority for aerodrome purposes.

Air Noise Boundary

is a line formed by the outer extremity of the 65 dBA L_{dn} noise contour.

Air Noise Boundary Area

means the area identified as Air Noise Boundary on the Maps by a line formed by the outer extremity of the L_{dn} 65 dBA noise contour. Figure 1.0 in Section Two – Part 6.8.3 and Section Three – Part 18 shows the Air Noise Boundary for explanatory purposes only.

Aircraft

in terms of the Civil Aviation Act 1990, means any machine that can derive support in the atmosphere from the reactions of the air otherwise than by the reactions of the air against the surface of the earth.

Aircraft Engine Testing Noise

means aircraft testing for the purposes of engine maintenance and does not include normal operational aircraft engine run-ups. (i.e.: aircraft warming up prior to take-off) or any noise generated by the taxiing or towing of aircraft to or from the designated engine testing location.

Aircraft Movement

means one aircraft take-off, landing, touch-and-go, or missed approach. A "Touch-and-go" shall be deemed to be two aircraft movements

Airport Authority

means Ardmore Airport Limited or any person appointed in place of Ardmore Airport Limited as the requiring authority for Ardmore Aerodrome pursuant to section 180 of the Resource Management Act 1991.

Airshow	means the event referred to in Rule 6.14.9.7.
Alteration	(In relation to trees and vegetation) means any cutting, pruning or trimming of any tree, or the undertaking of works beneath the dripline of any tree, but does not include removal or destruction.
Amenity/Amenity Values	Has the same meaning as in the Act
Apartment Building	Means a building of at least two storeys that is divided into apartments occupying every storey, each apartment being contained within a single storey of the building except that the top storey apartments can incorporate ‘under roof’ space.”
Average area	Means the sum of the gross areas of the lots divided by their number.
Aviation activities	Means runways, taxiways and navigational equipment, passenger terminals, maintenance workshops, aircraft testing facilities and any residential, commercial or industrial activity ancillary to the operational function of the airport such as warehousing for freight collection and despatch and storage of aviation and other fuels and hazardous substances which are necessary for the operation of the Aerodrome.
Bed (of a river or stream)	Has the same meaning as in the Act
Bed and Breakfast Accommodation	<p>Means accommodation that is provided for fee paying guests with a maximum of eight (8) fee paying guests permitted to be accommodated at any one time.</p> <p>Where more than eight (8) guests are accommodated, the activity shall be considered to fall under the definition of Travellers’ Accommodation.</p>
Breeding and Boarding of Domestic Pets	Means land and buildings used for the boarding and/or breeding of cats, dogs and other domestic pets which do not permanently reside on site.
Building	<p>Means a structure of any kind whether temporary or permanent, moveable or immovable but does not include:</p> <ul style="list-style-type: none">• any fence or wall not exceeding 2.0 metres in height.• any scaffolding or falsework erected temporarily for maintenance or construction purposes.• any vehicle, trailer, tent, caravan or boat, whether fixed or moveable, unless it is used as

	<p>a place of accommodation, business or storage.</p> <ul style="list-style-type: none">• any swimming pool with walls not more than 1.2 metres above ground level at any point.• any deck not more than 0.6 metres above the ground level at any point.• any other structure not more than 2.5 metres in height and having a floor area of not more than 10m² and not more than half of its height from the boundary.
Building Line	Means a line on the planning maps to indicate the extent of a building restriction yard.
Bush and Scrub	Means and includes all bush and scrub over 1 metre in height but does not include those plants listed in the First Schedule of the Noxious Plants Act 1978.
CAR	means Civil Aviation Rule
Carriageway	Means that portion of the access way or road that has been or is required to be formed and/or sealed in accordance with the rules of the District Plan. Where it is made clear by illustration, 'carriageway' is that portion of the access way or road required to be sealed for the use of vehicles.
Childcare Centres	<p>Means any land or buildings where:</p> <ul style="list-style-type: none">(a) Three or more children (in addition to the children of the centre manager, occupier or owner) aged younger than 6 years, are educated and cared for, and may be licensed as such by regulation and/or(b) Three or more children (in addition to the children of the centre manager, occupier or owner) aged 6 years or older are cared for out of school hours. <p>The aforementioned includes but is not limited to crèches, play centres, pre-schools, kindergartens, childcare centres, Kohanga reo and playgroup facilities.</p>
Central Area	Means the area that is shown as "Central Area", outlined in red, on the map titled "Papakura Central Area and Central Business Area" in Part 10 of Section One.
Central Business Area	Means that part of the Commercial Area which is zoned shown in yellow on the map titled "Papakura Central Area and Central Business Area" in Part 10 of Section One.
Church	Means premises used principally for public or private religious worship, religious ceremonies,

	religious instruction or meetings.
Circuit training	means the use of the Fixed Wing Circuit or the Helicopter Circuit for training purposes.
Clean Fill	Means the depositing of more than 50m ³ of natural content such as rocks, soil, clay, concrete, brick or demolition materials which are free from combustible materials, contaminants and ash and are not subject to biological or chemical breakdown, but does not include domestic, commercial or industrial wastes, hazardous wastes, timber, trees and garden trimmings, provided that in the case of demolition materials, minimal quantities not exceeding 5% of any one truck load of untreated timber still firmly embedded or attached to concrete or brickwork will be acceptable but does not include earthworks associated with an approved plan of subdivision or development.
Coastal Protection Yard	Means a yard measured in a horizontal plane in a landward direction from Mean High Water Springs (MHWS) mark and applies in both the situation where the land title does not adjoin MHWS and where the land title has riparian rights adjoining MHWS except where there is a specific exclusion in the District Plan.
Commercial activities	Means those activities such as real estate offices, banks, post office, shoe repairs, tourist agencies, hairdressers, dry cleaners, self service laundries and other similar uses whose functions are similar in character to shops in respect to their effect on the neighbourhood.
Commercial and Public Carparking	Means land and/or buildings providing short term public and/or commuter parking for a charge.
Common Access	In relation to rear sites, is access provided by way of adjacent appurtenant easement, or easements by way of right of way or by way of an access lot and which is approved by Council as a private way pursuant to section 348 of the Local Government Amendment Act 1974.
Community Facilities	Means any buildings or facilities or part thereof intended to be used principally by members of the local community for the assembly of people for recreation, entertainment, cultural instruction and deliberation (but does not include any entertainment facilities or restaurants).
Comprehensive Residential Development	Means a Comprehensive Residential Development which is approved under this District Plan.

Contaminated Land/Contaminated Site(s)	Has the same meaning as in the Act
Core Retail Area	Means that part of the Central Business Area which is shown as Core Retail Area in Diagram 5.2, Part 5 – Commercial Zones.
Council	Means the Papakura District Council or any committee, sub-committee or person to whom the Council's powers, duties and discretions under the Plan have lawfully been delegated.
dBA	is a measurement of sound pressure level which has its frequency characteristics modified by a filter so as to more closely approximate the frequency bias of the human ear.
Defined Curtilage Area	Means a portion of a rural lot created pursuant to Section Two, Part 4 – Subdivision of this Plan to which permitted future dwellings and residential development is restricted so the productive potential of the rural land is generally not compromised.
Delineated Area	Means an area available for the exclusive use of a residential unit and shall include car parking for that unit, private open space and service court but shall not include any portion of a common access way or common manoeuvring area. A delineated area must have an area of at least the relevant zone density and shall have the same standing as a site or lot boundary in respect of the application of the appropriate bulk and location standards.
Discretionary Activity	Means an activity which a plan specifies as being allowed only if a resource consent is obtained in respect of the activity from a consent authority which must exercise its discretion to grant the consent in accordance with criteria specified in the Plan and the Act.
District	Means and includes that area shown on Figure 1 and noted as "Section Two, Rural" and "Section Three, Urban".
Dwelling	Means a building or part thereof designed and used principally as a self-contained residence.
Earthworks	Means earthmoving operations, other than quarrying, carried out by any means for development purposes and includes: <ul style="list-style-type: none">i. the disturbance of land surfaces by moving, removing, placing or replacing soil or earth; or by excavation, cutting or filling operations;ii. contouring;

- iii. road, driveway and access construction.

Ecological Corridor

Means a geographical connection between natural habitats which provides for the movement of organisms between those habitats or provides a further habitat for organisms.

Ecosystem

Means a self regulating community of plants and animals interacting with one another and with their non-living environment.

Educational Facilities

Means land and/or buildings used to provide regular instruction or training in accordance with a systematic curriculum by suitably qualified instructors and includes schools, technical institutes, teachers' colleges, universities, outdoor education centres and sport training establishments and their ancillary administrative, cultural, health, retail and communal facilities.

Electric line or lines

Means an electric line as defined in the Electricity Regulations 1993. References to the undergrounding of electric lines within this Plan include wires but do not include electricity distribution sub-stations and apparatus for connection of supply to individual consumers. The definition of "Electric Line" in the Electricity Regulations 1993 refers to "works" and "fittings".

"Works" means any fittings that are used, or designed or intended for use, or in connection with the conversion transformation or conveyance of electricity but does not include any electrical installation.

"Fittings" means everything used or designed or intended for use in, or in connection with, the conversion, conveyance or use of electricity.

Electricity Distribution Substation

Has the same meaning as sub-station as defined by the Electricity Regulations 1993, provided it does not exceed 20m² in area, including any casing or enclosure.

Electricity Operator

Means a network utility operator involved in the supply of electricity, as defined in the Resource Management Act 1991.

Electricity Services

Means a utility service for the provision of electricity supply to districts and consumers.

Electricity Zone Sub-station

Has the same meaning as "sub-station" as defined by the Electricity Regulations 1993 but does not include electricity distribution sub-station.

Entertainment Facilities	<p>Means premises in which facilities are provided for a charge to the public or by private reservation for</p> <ul style="list-style-type: none">• indoor recreation and entertainment• premises designed for the promotion of physical health or beauty culture <p>and may include premises licensed under the Sale of Liquor Act, theatres, cinemas, cabarets, clubs, amusement galleries, gymnasiums, sauna or figure control clinics and premises controlled by the Massage Parlour Act 1978 but does not include restaurant areas or a restaurant.</p>
Entrance Strip	<p>In relation to a rear site means all of that part of the site extending from the street frontage measured at right angles to its course and includes shared access and/or common areas.</p>
Ex-Military Jet aircraft (“EMJ”).	<p>means any Fixed wing aircraft designed for military purposes propelled other than by a propeller</p>
Farming	<p>Means a land based activity which involves primary production and which relies on the productive capacity of natural resources and includes horse breeding and training, horticulture and other intensive forms of farming but excludes factory farming.</p>
Farm Forestry	<p>Means any plantation or planting of trees on a farm for the purpose of providing for the timber requirements of that farm, or shelter belts for plants or crops grown on the farm or the maintenance of soil stability and the conservation of water on the farm and includes the growing of widely spaced, special purpose specimen timber trees as a secondary operation on any farm.</p>
Farmstay Accommodation	<p>Has the same meaning as Bed and Breakfast Accommodation</p>
Fixed Wing Circuit	<p>means that pattern, located on the southern side of the Aerodrome flown by fixed wing aircraft for the purpose of sequencing themselves to or from runways 03/21 and/or 07/25 grass.</p>
Flood Hazard and Possible Flood Hazard Areas	<p>Means land that has been identified as being subject to flooding/possible flooding due to factors such as proximity to a water course and/or overland flow path and/or other drainage characteristics of the land.</p>
Foreshore	<p>Has the same meaning as in the Act.</p>
Forestry	<p>Means the use of land for the planting, tending and</p>

harvesting of trees for commercial gain, including the location and operation of mobile sawmill facilities on a site for no longer than 3 months in any 12 month period but excludes any other sawmilling or timber processing.

Frontage

Means that portion of land which secures legal access to a lot from an existing road or road to be vested or otherwise legalised and includes any right of way.

Habitable Room

Means any room in a household unit which is used as a living room, lounge, bedroom, dining room, kitchen, study or rumpus or games room.

Floor Area and Gross Floor Area (GFA)

Means the sum of the gross area of the several floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating abutting buildings or, in the absence of walls, from the exterior edge of the floor but excluding:

- Carparking, vehicle access, vehicle manoeuvring areas / ramps, vehicle loading spaces and areas around them used for unloading.
- Pedestrian facilities approved by the Council which are open to the public, are accessed directly from a public place and have an overhead clearance of not less than 6m.
- Space for stairs, ramps, escalators and elevators
 - Essential to the operation of a through-site link, or
 - Servicing a floor or that part of a floor used only for carparking or loading
- Plant and equipment enclosures.

Floor Area Ratio

The relationship between building gross floor area and site area, and is expressed by the formula gross floor area: site area

Garden Centre

Means premises which are used for the propagation, storage, display and sale of plants together with associated indoor and outdoor gardening goods and equipment, and any activity ancillary to the activities.

Ground Level

Means the finished level of the ground at the time of the completion of the most recent subdivision in which additional lots were created, except that where no such subdivision has occurred since December 1974, ground level shall be deemed to be the finished level of the ground as determined by survey.

Habitable Room for the purposes of Ardmore Aerodrome Land Use Compatibility Planning only, refer Section Two - Part 3.13 and Section Three – Part 18

Means a room used for activities normally associated with domestic living, but excludes any bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes drying room, garage.

Hazardous Facilities

Means any activity involving hazardous substances and their sites where hazardous substances are used, stored, handled or disposed of, and any installations or vehicles parked on site that contain hazardous substances.

Hazardous facility does not include:

- a) the incidental use and storage of hazardous substances in domestic quantities
- b) fuel in motor vehicles, boats, and small engines
- c) retail outlets for the domestic usage of hazardous substances (i.e. supermarkets, hardware shops, pharmacies, home garden centres)
- d) gas and oil pipelines
- e) trade waste sewers

Hazardous Substances

1. Substances with one or more of the following intrinsic properties
 - a) an explosive nature
 - b) an oxidising nature
 - c) a corrosive nature
 - d) flammability
 - e) acute and chronic toxicity
 - f) ecotoxicity with or without bioaccumulation
2. Substances which in contact with air or water (other than air and water where the temperature or pressure has been artificially increased or decreased) generates a substance with any or more of the properties specified in paragraph 1) of this definition.
3. Substances that, when discharged to surface or ground water, have the potential to deplete oxygen as a result of the microbial decomposition of organic materials (for example, milk or other foodstuffs)
4. Radioactive substances except smoke detectors.

Hazardous Sub-facility

Means any hazardous facility that operates separately from another hazardous facility, being more than 30 metres from any other hazardous facility on the same site; for example, a university or research centre

Health Professional Rooms

Means those premises occupied by a general

practitioner, or other health practitioners including but not limited to dentists, chiropractors/physiotherapists, psychologists, specialists, acupuncturists (holistic medicine), and shall also include veterinary rooms but shall exclude hospitals or medical facilities providing overnight accommodation for patients.

Healthcare Services

Means land and buildings where:

- i. a person or persons are engaged in providing services relating to physical and mental health and welfare;
- ii. elderly persons are cared for during the day; and/or
- iii. persons with disabilities are educated and cared for during the day and includes hospitals and clinics.

Height

In relation to a building means the vertical distance between ground level at any point and the highest part of the building immediately above that point (see Diagram 10A).

For the purpose of calculating height, account shall be taken of parapets but not of:

- a. radio or television aerials; or
- b. chimneys (not exceeding 1.1 metres in any horizontal direction); or
- c. finials, where the maximum height normally permitted by the rules for the land unit is exceeded by not more than 1.5 metres.

Helicopter Circuit

means that pattern located on the northern side of the Aerodrome flown by helicopters.

High Density Centres

Means specific centres, as identified in Schedule 1A of the Regional Policy Statement, or in Appendix One of the district plan, selected for urban intensification due to physical or locational characteristics that include the intensity of existing development, the locality's generation of, or association with significant transport movements, and/or passenger transport nodes, and the locality's capacity for further growth. These localities are identified as sub regional centres, which are earmarked for higher density development. High Density Centres are higher density mixed use communities focused on: a strong and diverse core of commercial activities which supports a wide range and high intensity of activities; and associated and supporting areas of higher density housing. Such centres have strong links with the public transport network and provide a wide range of community, recreational, social and other activities.

Highest Part

Means the highest part of the main structure of the building including parapets, without taking account of projections measuring not more than 2 metres in a horizontal plane and projecting not more than 1.5 metres above the maximum permitted height of the main structure.

Home Enterprise

Means the use of a lot for an activity which is secondary and incidental to the use of the lot for residential purposes, where the activity:

- i. is performed by a member of the household residing in a dwelling on the lot;
- ii. is carried on either wholly within the dwelling or within an accessory building erected or modified for the purpose, provided that the activity shall not occupy more than 100m² of the total floor area of the buildings on the site.
- iii. employs not more than one person residing elsewhere than on the lot.
- iv. involves no retail sales from the lot other than of:
handcrafts produced on the property
fruit, vegetables or other natural products grown on the property

but does not include:

- a. any activity listed in Schedule 6A or 6B of Section Three, *Urban* of the Plan;
- b. any activity involving the processes listed in Schedule 6C or 6D of Section Three, *Urban* of the Plan; or
- c. the use or storage of any hazardous substances listed in Schedule 6E of Section Three, *Urban*.
- d. any activity involving motor vehicle servicing, panel beating, spray painting or motor body building.

Horticulture

Means the growing of vegetables, fruit, berries, nuts, vines, flowers, plants in nurseries and/or in a glasshouse or greenhouse and includes market gardening and orcharding and covered cropping but does not include the growing of fungi.

Household Unit

Means a building or part of a building intended to be used as an independent residence and includes any apartment, townhouse, dwelling house or home unit.

Identified Building Platform

Within the Pararekau Island Countryside Living Zone means the areas delineated on the Pararekau and Kopuahingahinga Islands Structure Plan (refer Appendix 17E) where all buildings and any of the following features are to be located:

- Swimming pools, saunas and/or spas;
- Pergolas;

- Decking; and
- Patios.

Impermeable Surface

Means any surface which does not permit water to permeate the surface of any part of a site and may include:

1. Buildings
2. Driveways and parking areas
3. Decking
4. Terraces and patios
5. Swimming pools

But does not include

1. Paths of less than 1m in width
2. Tanks used for the collection and storage of rainwater for re-use on the site
3. Eco pavers, Gobi Blocks or other similar permeable paving systems

Industrial Activities

Means the production, processing, assembly, servicing, testing, repair and/or storage of any materials, goods or products.

Inner Control Boundary

Is a line formed by the outer extremity of the 60 dBA L_{dn} noise contour

Inner Control Boundary Area

means the area identified as Inner Control Boundary Area on the Maps by a line formed by the outer extremity of the L_{dn} 60 dBA noise contour and the outer extremity of the L_{dn} 65 dBA noise contour. Figure 1.0 in Section Two – Part 1 and Section Three – Part 18 shows the Inner Control Boundary Area for explanatory purposes only.

Institutional Activities

Means and includes educational, recreational or health oriented activities, all with or without associated accommodation for participants.

Intensive Farming

Means mushroom farming, intensive livestock farming, animal feed lots and other associated activities (whether free range or outdoors) which have or require:

- Limited or no dependence on the quality of the soils naturally occurring on the site; or
- A dependence on buildings for growth of livestock or fungi; or
- The density of livestock with reliance on food from beyond the site.

Intensive Corridors

Means specific Corridors, as identified in Schedule 1A of the Regional Policy Statement, or in Appendix One of the District Plan, selected for urban

	intensification due to physical or locational characteristics that include the intensity of existing development, the locality's association with significant transport movements, and/or passenger transport nodes, and/or the locality's capacity for further growth. These localities are earmarked for higher density compact mixed use environments where these are compatible with the principal focus of the movement function of the corridor.
L₁₀	means the noise level which is equalled or exceeded for 10% of the measurement period. L ₁₀ is an indicator of the mean maximum noise level and is used in New Zealand as the descriptor for intrusive noise (in dBA).
L_{dn} (Day/Night Level)	means the day night noise level which is calculated from the 24 hour L _{eq} with a 10 dBA penalty applied to the night-time (2200-0700 hours) L _{eq} .
L_{max} (Maximum sound pressure level)	means the maximum sound pressure level measured during the sampling period.
L_{eq} (Time-average sound level)	means the time averaged noise level (on a logarithmic, energy basis).
Land that is subject to Flooding	Means land identified as a Flood Hazard Area or a Possible Flood Hazard Area in the Planning Maps of the Papakura District Plan.
Landscaping	Means the enhancement of the amenities of a lot by means of planting, paving, land contouring and screening.
Loading Space	Means a space on a site which is set aside for the sole purpose of loading or unloading a vehicle.
Local Centre	Single or small grouping of retail and/or commercial services premises (generally comprising a cluster of between 1 and 8 premises) that service the day to day needs of the local community over an area of approximately 400m radius. These premises should be focussed on convenience based goods only, such as a dairy, café, hairdresser, bakery and takeaways, servicing the local area.

Lot	<p>Lot has the same meaning as allotment and is an area of land:</p> <ol style="list-style-type: none">comprised in a single certificate of title; ordefined on an approved survey plan for which a separate title could be issued without further consent of the Council being in any case the smaller land area at (i) or (ii) and includes an access lot.
Lot Coverage	<p>Means that portion of a lot which is covered by buildings or parts of buildings including overhanging or cantilevered parts of buildings (including any part of the eaves and/or spouting or bay windows projecting more than 1 metres measured horizontally from the exterior wall).</p> <p>The following shall not be included in Lot Coverage:</p> <ul style="list-style-type: none">• pergolas• underground car parking with landscaping above• earthen terracing with landscaping above of sufficient depth to allow drainage• satellite dishes
Maintenance	<p>In relation to activities which are provided for in this Plan includes painting, servicing of equipment, replacement of parts and the installation of new parts and equipment provided that the function and environmental effect of the utility remains substantially the same as it was before the maintenance was carried out.</p>
Marae	<p>Includes land and buildings generally associated with a Maori sub-tribe, tribe or tribes which are used for family, community, cultural and educational gatherings (including tangi hanga) and can include wharenuī (meeting houses), wharekai (kitchen/dining hall) and ablution facilities.</p>
MBZ	<p>Means that area denominated under Civil Aviation Rules as the Ardmore Mandatory Broadcast Zone or MBZ.</p>
Mean High Water Springs (MHWS)	<p>The height of mean high water springs shall be determined as:</p> <p>The average of the heights of each pair of successive high waters during that period of about 24 hours in each semi-lunation (approximately every 14 days) when the range of tides is greatest.</p>
Medium Density Housing Development	<p>A residential development comprising four or more household units on a site with a minimum area of 1400m² and at a density of greater than one dwelling per 350m² of net site area."</p>

Micro electricity generation technologies

Systems or installations that

- generate electricity to meet on-site energy requirements, and
- those that convert energy resources directly into local energy services, such as the supply of hot water or space heating, without the intermediate need for electricity.

Examples include:

- Roof top wind turbines with a maximum blade diameter of 2m
- Solar hot water heating systems
- Photovoltaic systems

But does not include

- Hydro generation

Minor Household Unit

Within the Pararekau Island Countryside Living zone means the smaller of two household units sharing a site providing subsidiary accommodation for guests or family members and complying with the following:

- (a) it shall be located within the Identified Building Platform;
- (b) the maximum gross floor area of the unit shall not exceed 100m²; and
- (c) access must be obtained from the same accessway as the principal household unit.

Natural Feature Protection Lot

An allotment created for the protection of either the entirety of, or part of, one or more of the following:

- A Significant Natural Area; or
- A natural feature which has been demonstrated as meeting specified significance criteria.

The Natural Protection Lot may contain a dwelling and associated accessory buildings, access and sewerage treatment facilities, subject to assessment under a subdivision application.

Natural Water Course

Means any part of a natural drainage system including rivers, lakes, streams.

Net Site Area

Net site area, in relation to the Residential 8 Zone, Residential 9 zone and Mixed Use 1 zone is the total area of a lot excluding existing or proposed roads, reserves, entrance strips and communally owned vehicle driveways.

Network Utilities

Means any activity relating to:

- i. the distribution or transmission by pipe of natural or manufactured gas, petroleum or geotechnical energy; or

- ii. telecommunication and radiocommunications as defined in section 2(1) of the Telecommunications Act 1987; or
- iii. transformation, transmission or distribution of electricity; or
- iv. the distribution of water for supply including irrigation; or
- v. drainage or sewerage reticulation
- vi. construction, operation or maintenance of roads and railway lines; or
- vii. construction, operation or maintenance of an airport as defined by the Airport Authorities Act 1966, including the provision of any approach control surface within the meaning of the Civil Aviation Act 1990; or
- viii. undertaking a project or work described as a “network utility operation” by regulations made under the Resource Management Act 1991; or
- ix. lighthouses, navigation aids and beacons and ancillary structures and includes all structures and any incidental activity in relation to the network utility including without limitation, the operation, maintenance and upgrading of the network utility.

Network Utility Yard

Means a yard measured (in a horizontal plane at right angles) from both sides of the centre line of an existing or proposed network utility, the location or alignment of which is shown on a Structure Plan Map or District Planning Map or otherwise described or annotated in the District Plan.

Non-Complying Activity

Means an activity contravenes the Plan but is not listed as a prohibited activity.

NZLT

means NZ local time: time referenced regardless of whether daylight saving is in effect.

NZS 6805:1992

refers to the New Zealand Standard NZS 6805: 1992 “Airport Noise Management and Land Use Planning”

Office

Means a building used for professional, commercial and administrative offices.

Obstacle Limitation Surfaces (OLS)

Means those defined areas about and above an aerodrome intended for the protection of aircraft in the vicinity of an aerodrome. Such surfaces for Ardmore Aerodrome Runways are depicted in both the Papakura and Manukau City District Plans.

Outer Control Boundary	Is a line formed by the outer extremity of the 55 dBA Ldn noise contour.
Outer Control Boundary Area	Means the area identified as Outer Control Boundary Area on the Maps by a line formed by the outer extremity of the L _{dn} 55 dBA noise contour and the outer extremity of the L _{dn} 60 dBA noise contour. Figure 1.0 in Section Two – Part 1 and Section Three – Part 18 shows the Outer Control Boundary Area for explanatory purposes only.
Papakainga Housing	Means the provision of housing (more than one household unit) on Maori land, and under a legal instrument that recognises that the land is not in European ownership and which may have multiple owners.
Parking Space	Means a space on a lot which is set aside for parking a motor vehicle.
Permitted Activity	Means an activity that is allowed by a plan without a resource consent if it complies in all respects with any conditions (including any conditions in relation to any matter described in section 108 or section 220) specified in the Plan.
Private Hospital	Means a building licensed as a private hospital under the Hospitals Act 1957.
Private open space	Means an area of outdoor open space directly associated with the living space of a household unit and provided for the exclusive use of occupants of the unit for gardening and other passive recreational uses. It shall be clear of driveways, parking and manoeuvring spaces and buildings except that pergolas and similar open-framed structures may be erected in the space provided they occupy no more than 25% of the area of the space and are compatible with its function as intended by this Plan. Swimming pools may be erected in any private open space subject to compliance with the relevant requirements of this Plan.
Prohibited Activity	Means an activity which the Plan expressly prohibits and describes as an activity for which no resource consent shall be granted.
Public Reserve	Means any land which is held by the Council for any reserve or public recreation purposes (and any Pleasure Ground or Recreation Ground acquired under the Public Works Act 1928 and any land let aside for public recreation under any other statutory provision) and includes a Reserve within the

	meaning of the Reserves Act 1977.
Quarrying	Means the excavation of sand, gravel or rock from the earth for the purposes of providing construction materials and includes the processing of rock, the removal and depositing of overburden, the storage and distribution of aggregate and the erection and maintenance of plant, machinery and buildings and other works connected with such operations.
Railway Precinct Area	Means that part of the Central Business Area which is shown as “Railway Precinct Area” in Diagram 5.2, Part 5 – Commercial Zones.
Radio communication and telecommunication link	Have the same meaning as in Section 2(1) of the Telecommunications Act 1987.
Recreation	Means the process or means of refreshing or entertaining oneself. It implies a pleasurable activity done by choice. It can be either active, as in organised active sporting events, or passive, as in activities such as reading or listening to music. It may be competitive or non-competitive, professional or amateur. It may incorporate activities (and the facilities to accommodate those activities) which are ancillary to the main recreation activity, such as grandstands, clubrooms, equipment storage sheds, bridle trails and tracks.
Recreation Activities	Means land or buildings used for the purpose of providing for physical, psychological or social relaxation and leisure.
Rehabilitation Facilities	Means land and buildings which together are used for the purpose of providing for physical, psychological or social rehabilitation.
Requiring Authority	Has the same meaning as set out in the Act.
Residential Activities	<p>Means activities comprising one or more household units and includes residential accommodation for physical, psychological or social support. The following list is provided for the purpose of specifying the activities permitted under the category of residential activities:</p> <p>boarding houses, pensioner household unit, papakainga housing, single and multiple household units, motels, hotels, holiday flats, motor and tourist lodges.</p>
Residential Density	Residential Density shall, for the purposes of measuring the density of residential development proposed within the ‘Development Areas’ as shown on Appendix 16A Glenora Structure Plan, be

calculated as the total number of dwelling units proposed divided by the sum of the individual residential lot areas concerned (and shall exclude public open space areas such as roads, reserves stormwater ponding areas and laneways).

Retail Activities

Means land and/or buildings from which goods, food, beverages, merchandise, equipment or services are sold, exposed, displayed, or offered for sale or direct hire to the public and includes a takeaway food bar but does not include a service station and includes premises licensed under the Sale of Liquor Act 1989.

Road

Has the same meaning as in section 315 of the Local Government Act 1974 and includes a motorway as defined in section 2(1) of the Transit New Zealand Act 1989.

Rural Industry and Services

Means a business or service that:

1. as its principle function has a clear connection to, or provides services to:
 - rural activities, or
 - marine farming/fishing, or
2. uses raw materials derived from:
 - rural or marine activities, or
 - the natural resources on the site (excluding the extraction of topsoil and quarrying), and
3. may have some form of:
 - processing facility,
 - ancillary depot,
 - base or storage area,from which the activity is normally operated or commenced.

It includes but is not limited to:

- the hire, sales, servicing, assembly or repair of agricultural, horticultural or marine farming machinery, vehicles or equipment.
- the services of a trencher, poststrammer or fencing contractor
- freight or transportation services
- storage of vehicles for hire or equipment for hire
- sale yards
- sawmills other than portable sawmills
- timber yard and/or landscaping supply depot
- rural contractors depot
- roading contractors depot
- cool stores, grading and pack house facilities for primary produce
- grain silos and feed mills
- marine farming equipment storage and maintenance
- meat and poultry processing

- dairy factory
- processing of raw materials derived from farming, forestry, horticulture,
- intensive farming or marine farming/fishing activities or resources of the site.

But does not include any home enterprise, or the processing or manufacturing of goods and products from materials not directly related to or directly derived from farming, horticulture, intensive farming or marine farming/fishing activities or resources of the site.

Scheduled Flight

means freight or passenger flights that are established on a permanent timetable basis.

SEL (Sound Exposure Level)

means the A-weighted sound level which if maintained constant for a period of 1 second, would convey the sound energy as is actually received from a given noise event.

$$SEL = 10 \log \int_{t_1}^{t_2} \left[\frac{P_{A(t)}}{P_0} \right]^2 dt$$

where p is in pascals and t in seconds - p_0 is the reference sound pressure of 20 micropascals

Service Station

Means an activity comprising the sale of motor vehicle fuels (including petrol, CNG, LPG and diesel) and may also include any one or more of the following:

- the sale of kerosene, alcohol based fuels, lubricating oils, tyres, batteries, vehicle spare parts, and other accessories normally associated with motoring
- retail premises where the gross floor area devoted to the display, sale or hire of retail goods (other than motor vehicle parts, accessories or goods directly associated with motoring) shall not exceed 150m² unless otherwise permitted in the zone
- a car wash facility

In addition, in the Industrial 1,2,3 and 4 Zones in the District, this activity may include:

- mechanical repair and servicing of motor vehicles (includes motor cycles, caravans, boat motors, trailers) and domestic gardening equipment
- warrant of fitness testing or the like

Shop	Means land and/or buildings on or in which goods are sold, displayed or offered for sale or hire.
Show Home	Means any residential building placed on temporary or permanent foundations for the purpose of the temporary display or advertising of that home or that type of house; and may include relocatable signs and flags.
Sign	Means any identification or advertising device or matter displayed upon a building or site, whether by painting or otherwise.
Significant Environmental Feature	Means the whole of any discrete natural feature which makes a significant contribution to the quality of the local natural environment and amenity and includes any water system, habitat for indigenous species, association of indigenous species, association of indigenous vegetation, landform (including any significant ridgeline identified on the planning maps) and ecological corridor and includes any site of ecological significance identified in the District Plan.
Significant Ridgeline	Means any ridgeline specifically identified on the planning maps or information overlay maps (foils) forming part of the District Plan.
Site	<p>Means:</p> <p>(a) An area of land which is:</p> <ul style="list-style-type: none">i) Comprised in a single certificate of title; orii) Contained in a single lot on an approved survey plan of subdivision for which a separate certificate of title could be issued without further consent from Council; <p>Being in any case the smaller land area of i) or ii); or</p> <p>(b) An area of land which is composed of two or more contiguous lots held together in one certificate of title in such a way that the lots can not be dealt with separately without further consent of the Council; or</p> <p>(c) An area of land which is composed of two or more contiguous lots held in two or more certificates of title where such titles are:</p> <ul style="list-style-type: none">i) Subject to a condition imposed under Section 37 of the Building Act 1991 or Section 643 of the Local Government Act 1974; orii) Held together in such a way that they cannot be dealt with separately without the prior consent of the Council; or <p>(d) An area of land which is:</p>

- i) Partly made up of land which complies with (a), (b) or (c) above; and
- ii) Partly made up of an interest in any airspace above or airspace below a road;

Where i) and ii) are adjacent and are held together in such a way that they cannot be dealt with separately without the prior approval of the Council.

Or

(e) An area of land which is:

- i) Identified on an application plan as “the application site” which is held in more than one certificate of title; and
- ii) The land will be amalgamated into one title as part of the resource consent process.

To avoid any doubt, where the area of land is contained or described in a title issued under the Unit Titles Act 1972 the “site” is the whole of land subject to the unit plan.

- **Front Site**

Means a site which complies with the subdivisional standards specified in this Plan in respect of a front site, but which does not comply with the requirements for a corner site (refer to Diagram 10B).

- **Corner Site**

Means a site which lies within a general change of direction of the abutting road or roads, such change of direction being 45 degrees or more (refer to Diagram 10B).

- **Rear Site**

Means a site which complies with the subdivisional standards specified in this Plan in respect of a rear site, but which does not comply with the requirements for a front site or a corner site (refer to Diagram 10B).

- **Through Site**

Means a site other than a corner site with two or more road frontages (refer to Diagram 10B).

Studio Warehousing

Means units providing for mixed residential/office/industrial use where the activities proposed include residential uses and industrial or warehouse uses permitted by the zone in which the site is situated.

Structure

In relation to a network utility means any building, apparatus, mast, pylon, line, antenna, dish, pipe or other structure used in connection with the network utility.

Structure Plan

Means a plan prepared for the comprehensive

	development of an area.
Substation	Means those parts of works or electrical installations being a building, structure or enclosure incorporating fittings that are used for the purposes of the control of the transformation, transmission or distribution of electricity.
Supermarket	Means land and/or buildings from which a significant amount of retail sales are food and beverage commodities, and which has a gross floor area of at least 400 square metres.
Surface Area (of a sign)	Means the surface area of the sign which is used for the display of information and excludes any structure used solely for support. Where a double faced sign is erected at right angles to the street, the surface area of the sign shall be that which is visible at any one time.
Takanini School Road Extension	The road shown extending north – south and connecting to the end of Takanini School Road, on the map entitled “Glenora Structure Plan” in Section Three Appendix 16A.
Tavern	Means any premises used or intended to be used in the course of business principally for the sale of liquor and other refreshments to the public, and which is licensed under the Sale of Liquor Act 1989.
Telecommunications	Means the conveyance from one device to another by electromagnetic means of any signal, sign, impulse, writing, image, sound, instruction, information or intelligence of any nature, whether for the information of any person using the device or not.
Telecommunication Line	Means a line as defined in Section 2(1) of the Telecommunications Act 1987.
Telecommunication Provider	Means a network utility operator as defined in the Resource Management Act 1991 in respect of a telecommunication network.
Travellers’ Accommodation	<p>Means any building or part of a building intended to be used to provide accommodation and ancillary services for the temporary accommodation of travellers and may include:</p> <ul style="list-style-type: none">• Motels• Hotels• Backpackers• Holiday flats• Camping grounds

- Timeshare Accommodation
- Tourist lodges
- Accommodation which does not meet the definition of Farmstay or Bed and Breakfast Accommodation

Ancillary services in relation to Traveller's Accommodation may include:

- Conference centres
- Restaurants
- Recreation facilities
- Shops

Urban Environment Allotment

Has the same meaning as in section 76(4C) of the Act:

An allotment—

- (a) that is no greater than 4000m²; and
- (b) that is connected to a reticulated water supply system and a reticulated sewerage system; and
- (c) on which there is a building used for industrial or commercial purposes or as a dwellinghouse; and
- (d) that is not reserve (within the meaning of section 2(1) of the Reserves Act 1977) or subject to a conservation management plan or conservation management strategy prepared in accordance with the Conservation Act 1987 or the Reserves Act 1977.

Usable Area

Means land which can be used for productive purposes and excludes land used for houses, vehicle accessways, areas of indigenous bush, streams and gullies.

Utility Service

Means the provision of electricity, gas, telephone or water supply to districts and consumers and the provision of drainage systems for the removal of storm and foul water and includes all lines, wires, pipes, structures and associated works and equipment for those purposes. The definition also includes the emergency renewal or reconstruction of any supply system or facility.

Veterinary Clinic

Means the premises used by a veterinary surgeon for all services associated with the profession and shall include hospitalisation of animals.

Visitor Facilities

Means any premises in which lodging is provided or intended to be provided for reward or payment

whether licensed for the sale of liquor and inclusive of any service or amenity ancillary to such a facility.

Wetland

Includes permanently or intermittently wet areas, shallow water and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.

Warehouse

Means any building or part of a building or land where materials, articles or goods are stored pending sale to a retail outlet, industry or purchaser of a similar nature, but does not include a shop.

Watercourse

Means a continuous flowing body of freshwater; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal).

Yards

- **Front Yard**

Means a yard between the road frontage of a lot and a line parallel thereto and extending across the full width of the lot provided that where a building line is specified in these rules that building line will be substituted for the road frontage for the purpose of ascertaining the position of any front yard boundary not being part of a lot boundary.

- **Rear Yard**

Means a yard in any lot other than a corner lot such yard being bounded by the rear boundary of the lot and a line extending across the full width of the lot; Except that a rear yard in respect of any rear lot means a yard which, except for any portion of the lot comprises in a front yard, lies between the full length of all boundaries of the lot and a line parallel thereto.

- **Side Yard**

Means a yard which, except for any portion of the lot comprised in a front or rear yard, lies between the full length of a side boundary and a line parallel thereto;

Except that in respect of a corner lot every boundary not being a road frontage shall be deemed to be a side boundary.

No person shall erect any building on any yard and all yards shall remain unobstructed from the ground level upwards, except:

- a. as otherwise provided for in the Plan;
- b. the eaves (including gutters, stills, chimneys or similar projections) of a building may project over any yard but not more than 0.3 metres for side yards and 0.6 metres for other yards;

- c. open fire escapes may project over any yard;
- d. canopies over entrances to buildings and verandahs attached to a shop, service station or similar establishment may project over any yards;
- e. balconies may project over any yard provided that they are cantilevered and do not extend more than 1.2 metres into any yard and in no case closer than 3.6 metres to any boundary of the site.
- f. steps may not intrude into any yard by more than 1 metres;
- g. signs may be erected on any yard in compliance with the signage provisions in Section Two and Section Three of the Plan.

- **Coastal Protection Yard**

Means a yard measured in a horizontal plane in a landward direction from Mean High Water Springs (MHWS) mark and applies in both the situation where the land title does not adjoin MHWS and where the land title has riparian rights adjoining MHWS except where there is a specific exclusion in the District Plan.

DIAGRAM 10A MAXIMUM HEIGHT

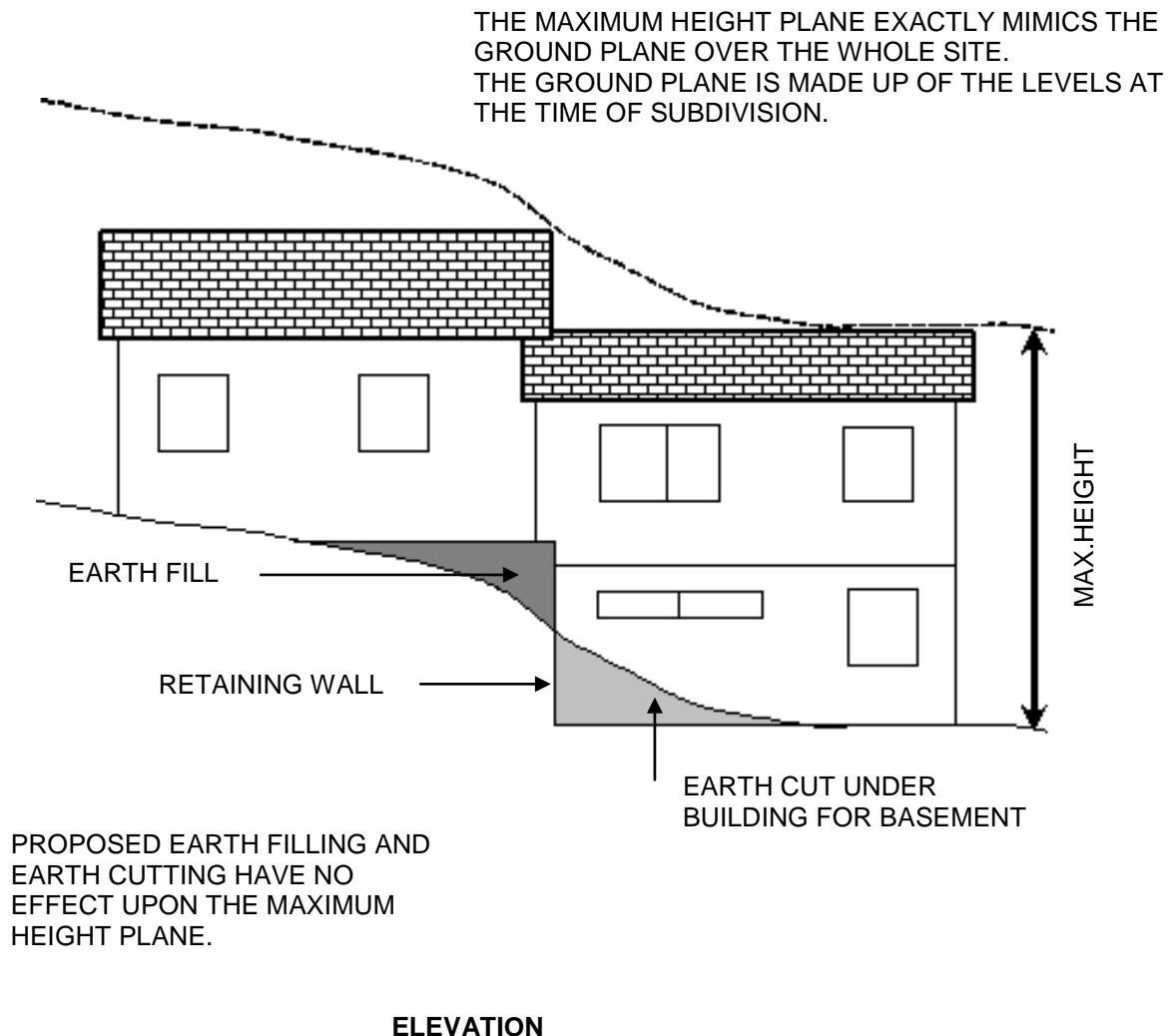
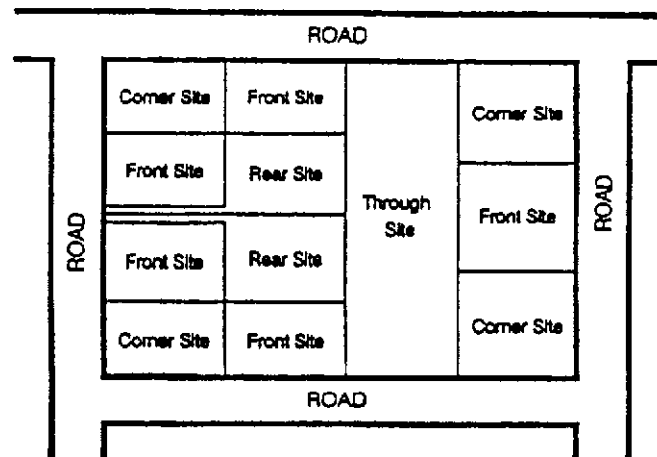
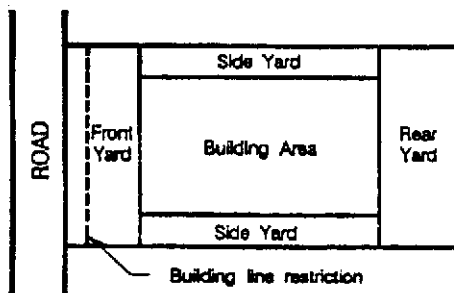


DIAGRAM 10B SITE AND YARD DEFINITIONS

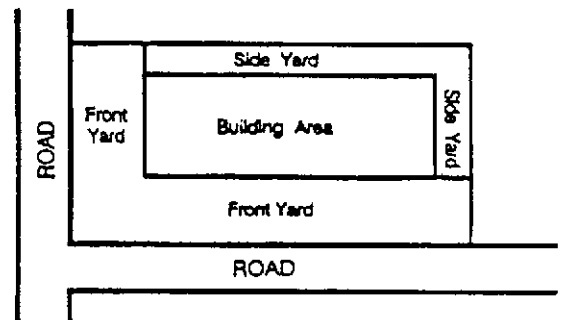


Frontage width determines whether a site is a front or a rear site. A front site requires a minimum frontage of 7.5m.

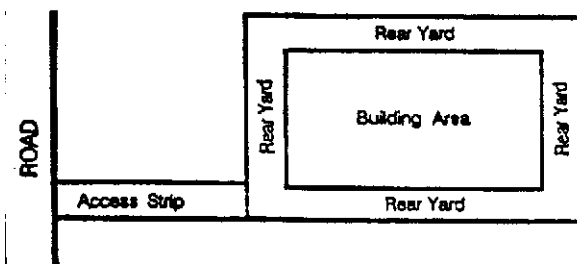


For residential sites, if a building line is shown on a Planning Map then this line shall be substituted for the street boundary.

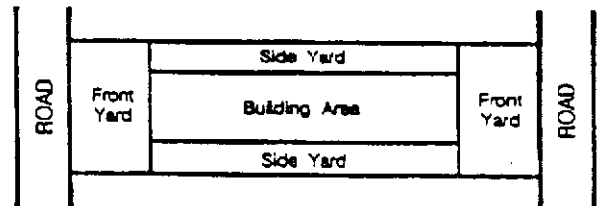
Front Site



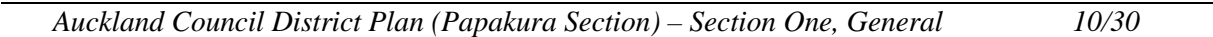
Corner Site



Rear Site



Through Site



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