

**IN THE MATTER OF** the Canterbury Earthquake  
(Christchurch Replacement District Plan)  
Order 2014

**AND**

**IN THE MATTER OF** an application to correct a minor error  
pursuant to clauses 13(5) and 13(6)  
and clause 16(2) to Schedule 3 of the Order

Date of decision: 3 June 2016

Hearing Panel: Hon Sir John Hansen (Chair), Environment Judge John Hassan  
(Deputy Chair), Mr Martin Udale, Ms Jane Huria and Ms Sarah  
Dawson

---

**MINOR CORRECTIONS TO DECISION 16**  
**Stage 1 — Chapter 1 Introduction and Chapter 2 Definitions**

---

**Background**

[1] The Hearings Panel (‘the Panel’) issued its decision on 7 March 2016. We received a memorandum (‘memorandum’) from the Christchurch City Council (‘Council’) requesting corrections to our decision on 30 March 2016.<sup>1</sup>

[2] Clause 16 of Schedule 3 to the OIC provides as follows:

- (1) The hearings panel may, at any time, issue an amendment to a decision to correct a minor mistake or defect in a decision of the panel.

---

<sup>1</sup> Memorandum of counsel for the Christchurch City Council requesting corrections to Decision 16, dated 30 March 2016.

- (2) This power includes the power to amend or correct a proposal, provided that the amendment or correction is made before the proposal becomes operative in accordance with clause 16 of this order.

[3] In some cases corrections were sought to definitions that, although recorded in Decision 16, had been the subject of earlier decisions of the Hearings Panel ('decided definitions'). A number of decided definitions also required minor changes for the sake of consistency and coherence across the Christchurch Replacement District Plan ('CRDP'). The Council memorandum requested that those corrections be made pursuant to cl 13(5) and (6)(a), OIC. Clause 13(5) and (6) provide as follows:

- (5) While the hearings panel is considering a proposal, it may reconsider any decision it has already made on another proposal if it considers it is necessary or desirable to do so to ensure that the replacement district plan is coherent and consistent.
- (6) If the hearings panel considers, after reconsidering a decision under subclause (5), that an earlier proposal or a part of the replacement district plan requires change, the panel may direct the council—
- (a) to make changes of no more than minor effect; or
- (b) to prepare and notify a new proposal, and invite submissions on the new proposal in accordance with Schedule 1.

### **Reasons for the corrections**

[4] The request for corrections falls into the following categories:

- (a) Corrections to Chapter 1 Introduction as a consequence of the addition of 'controlled activities' in the CRDP. A cross-reference to Chapter 2 is also suggested, to Section 6.3 How to use the Plan. The required corrections are set out in Appendix A to the Council's memorandum.
- (b) An amendment to Chapter 2 to the way in which 'reliant' definitions are recorded in Chapter 2, by replacing the list in the right hand margin with dashed underlined text that is 'hyperlinked', along with consequential amendments to the preliminary explanation to the Definitions Chapter.
- (c) Consequential amendments to add text to the 'reliant' definitions to refer to their full name so that they may be correctly identified through the E Plan format.

- (d) Typographical corrections, including updated rule references.
- (e) Corrections to improve the clarity and consistency of the drafting of definitions that do not alter the meaning of the defined term.
- (f) In relation to the matters in (b) to (e), consequential amendments to the originating decision using the Panel's powers under cl 13(5) and (6) of the OIC to revisit the earlier relevant decision.

[5] In relation to matters (b) to (f) above, the corrections requested have been incorporated into Appendix B of the Council's memorandum.

[6] We note that Appendix B of the Council's memorandum also records a number of definitions that the Council has requested that the Hearings Panel revisit in accordance with cl 13(5) and (6), OIC during its decision on Stage 2 and 3 Definitions. The Council has also identified that it intends to make further submissions in relation to the 'MED' definitions. For the avoidance of doubt, this corrections decision does not address those matters, which are to be decided in due course.

[7] In addition to the above corrections the Council requested clarification of the Panel's intention with regard to the following definitions:

- (a) The term 'one network approach' was deleted in Decision 16 and recorded in Schedule 6 to the Decision. The Council notes that although it had recommended the deletion of the definition, the Council also recommended that an explanation of 'one network approach' be included in Objective 7.1.1 of the Transport proposal.<sup>2</sup> Decision 16 does not include discussion of this alternative approach. The Council has asked whether any change is required to Objective 7.1.1.
- (b) The term 'transport system' in Decision 16 differs from that in Decision 12 Chapter 7 Transport (Stage 2). Decision 16 reflects changes to the notified version of Chapter 2 (Stage 1), whereas the Decision 12 version includes the addition of the underlined text as follows:

<sup>2</sup> Supplementary evidence of Mr Falconer on behalf of the Council, 16 July 2015, at 5.5–5.7.

means all transport infrastructure, services, mechanisms and institutions that contribute to providing for transport, including key transport hubs, such as ports, airports and bus interchanges.

The Council has indicated that the Panel may wish to address the issue in this decision or alternatively revisit the definition in its Stage 2 and 3 Definitions decision.

- (c) Appendix 2.1 ‘Area related definitions’ diagram has been omitted from Decision 16. Clarification is sought as to whether that is an error.
- (d) Amendments to Schedule 6 of the decision to remove reference to ‘early childhood education facilities’ and ‘fast food outlets’. These definitions were not in the notified version but were requested by submitters. Schedule 6 is a list of definitions notified but not included in the Decision Version. The Council has requested clarification as to whether these terms should have appeared in Schedule 6.

## Decision

[8] In relation to the corrections requested to Chapter 1 Introduction as outlined in the Council’s memorandum at Appendix A, we agree to the corrections sought, and direct changes using our powers under cl 16 Schedule 3 of the OIC. Decision 16 Schedule 1A is accordingly amended in accordance with Schedule 1A to this decision.

[9] In relation to the corrections requested to Chapter 2 Definitions, as outlined in the Council’s memorandum and reflected in Appendix B, we agree to the corrections sought, except in relation to the definitions of ‘neighbourhood centre’, ‘private car park’ and ‘tertiary education and research activity’ for the reasons set out below. In relation to all other corrections we direct changes using our powers under clause 16 of Schedule 3 and, where appropriate, Clause 13(5) and (6)(a) of the OIC. Decision 16 Schedule 1B is accordingly amended in accordance with Schedule 1B to this decision.

[10] In relation to the definition of ‘neighbourhood centre’ the Council has requested the addition of ‘New Brighton’ to clause a. We disagree with the Council and note that New Brighton is the subject of our yet to be issued decision on Chapter 15 Commercial in Stage 2. We decline to make the correction.

[11] We have not included the corrections sought by the Council to the definition of ‘private car park’. We note that the term is used in the provisions decided in Stage 1 Chapter 7 Transport. If any change is required to the definition then it is also necessary to revisit the rules that use the term ‘private car park’. The definition of ‘private car park’ was included in the provisions of Chapter 7 by agreement of the parties. It is used in relation to rules addressing the provision of mobility car parking spaces. On further consideration of those rules we also note there is an inconsistency in the use of the term ‘mobility car park’ in the rules and the definition of ‘mobility parking space’ which is a defined term. It is clear that there is a need to revisit the provisions in Chapter 7 Transport that use the terms ‘private car park’ and ‘mobility car park’ and align them with the appropriate definitions in Chapter 2 for ‘parking area’, ‘parking space’ or ‘mobility parking space’, as is appropriate for the rule concerned, without altering the intended meaning or application of the definition. It may then be necessary to make consequential changes to the rules. Rather than addressing those issues in isolation in this corrections decision, we are of the view that the Council should include these terms in its technical review of definitions, and their use in relevant rules, being undertaken in response to the Stage 2 and 3 Definitions Hearing Panel directions.<sup>3</sup> We direct accordingly.

[12] We have amended the Council’s suggested correction to the definition of ‘tertiary education and research activity’ because the inclusion of a hyperlinked ‘activities’ following the word “communal” appears to be an error. The term is not separately defined. We have not shown ‘cultural facilities’ as hyperlinked, because this definition arises in Stage 2.

[13] In relation to the definition of ‘one network approach’ the Hearing Panel accepted the agreed position reached between the Council and the Crown regarding the deletion of the defined term in Chapter 2, however we did not address the need for any consequential change to the provisions in Chapter 7 Transport Objective 7.1.1, where the term ‘one network approach’ is used. The Hearing Panel agrees that the clarity and coherence of the CRDP would be improved by the addition of a footnote following Objective 7.1.1 to explain the term. Accordingly the Panel directs that the following footnote be included in Objective 7.1.1, on the basis that the change is of minor effect.

The “One Network Approach” is an approach where the transport network is considered as a whole. The aim of this approach is to ensure that the management and provision of all transport infrastructure (including all transport modes) is well connected and

<sup>3</sup> Minute of Hearings Panel on Stage 2 and 3 Definitions, 20 April 2016.

undertaken in an efficient and integrated manner. For more guidance on how the "one network approach" is applied, please refer to the Greater Christchurch Transport Statement 2012 and Christchurch Transport Strategic Plan 2012

[14] The Decision Version of the definition of ‘transport system’ in Decision 16 adopted the definition provided by the Council in the Revised Version submitted with closing legal submissions. Although Decision 12 pre-dated the release of Decision 16, Decision 16 addressed Stage 1 Definitions, while Decision 12 is a Stage 2 decision. It is clear that the Hearings Panel’s Decision 12 accepted the amended definition. The Hearings Panel could address the correction in its Decision on Stage 2 and 3 Definitions, however, given the issue has been raised at this stage we consider it would be more efficient to direct the correction to be made now. Accordingly, pursuant to clause 16, Schedule 3, OIC, the definition of ‘transport system’ is amended to reflect the definition as decided in Decision 12, with all necessary consequential amendments to Decision 16.

[15] In relation to ‘Appendix 2.1 Area related definitions’, the Appendix was omitted from the Revised Version submitted with the Council’s closing legal submissions. We agree to the correction sought, and direct changes using our powers under clause 16, Schedule 3, OIC. Decision 16 Schedule 1B is amended accordingly by adding Appendix 2.1.

[16] The definitions of ‘early childhood education facilities’ and ‘fast food outlets’ were not included in the Decision Version of Chapter 2 following agreements reached as between parties.<sup>4</sup> However the definitions were included in Schedule 6 to the Decision ‘Deleted Definitions’. Schedule 6 recorded definitions in the Notified Version that were not then included in the Decision Version.<sup>5</sup> Schedule 6 to Decision 16 is amended accordingly, pursuant to cl 16, Schedule 3, OIC, in accordance with Schedule 2 to this Decision.

[17] We have also made further minor corrections to Schedule 1B for consistency, including amending the rule reference 5.8.2 to 5.3.2 in the terms ‘grout’ and ‘dripline’. We have not applied green text that was incorrectly shown in Appendix B to the Council’s memorandum in the term ‘tertiary education and research facility’, which is a Stage 2 definition.

<sup>4</sup> In relation to ‘Early childhood education facilities’ as recorded in closing submissions for the Crown dated 24 July 2015 at 3.6; and ‘Fast food outlets’ as recorded in the Joint Memorandum of Counsel for the Crown and Council dated 10 July 2015.

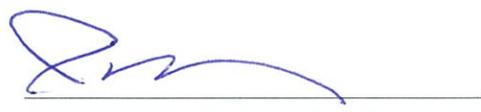
<sup>5</sup> Decision 16 at [28].

For the Hearings Panel:



---

Hon Sir John Hansen  
Chair



---

Environment Judge John Hassan  
Deputy Chair



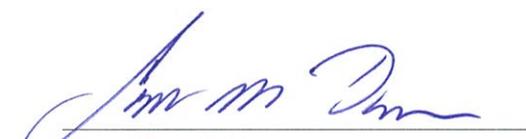
---

Mr Martin Udale  
Panel Member



---

Ms Jane Huria  
Panel Member



---

Ms Sarah Dawson  
Panel Member

**SCHEDULE 1A: CHAPTER 1 — INTRODUCTION**

## Chapter 1 Introduction

### 1 What is a District Plan?

- 1.1** A district plan is a document prepared under the Resource Management Act 1991 in conjunction with the community. It sets a framework for development and the management of resources in the district in a manner that meets the goal of sustainable management of those resources. It includes objectives, policies and rules to manage the environmental effects of land use activities. It defines the various zones and the rules for what activities are permitted to occur in each zone. In this way a district plan has a very strong influence over all activities that occur in the district.
- 1.2** This Operative Christchurch District Plan ("the Plan") applies to all areas above the line of mean high water springs within the territorial boundaries of Christchurch district and to all users of land and the surface of water bodies within the district.
- 1.3** The relationship between district plans and other Resource Management Planning Documents is set out in Sections 4 and 5 of this chapter.
- 1.4** The Plan replaces the district's two previous operative plans, namely the Christchurch City Plan and the Banks Peninsula District Plan.

### 2 Background

- 2.1** In 2010 and 2011 a series of seismic events devastated Christchurch, resulting in the death of 185 people. Widespread damage and destruction was caused to thousands of homes and businesses, most of the central business district, and much of the city's infrastructure.
- 2.2** The Plan responds to the recovery needs following those seismic events. It also provides a focus for longer term development that will help rebuild Christchurch and make it a great place to live and work in the years ahead. Section 3.2 (Strategic Directions) provides additional description of the context within which:
- a. The Proposed Christchurch Replacement District Plan was prepared; and
  - b. Decisions on the provisions of the Operative Christchurch District Plan were made.
- 2.3** The Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 ("the Order") modified the Act by providing a process for the review of the previous district plans and preparation of a comprehensive replacement district plan for the Christchurch district. The Order includes a Statement of Expectations (Schedule 4) that sets out the expectations that both the Minister for Canterbury Earthquake Recovery and Minister for the Environment seek within the Replacement District Plan. In summary, the Ministers' expectations are that the Plan will:

- a. reduce significantly the reliance on the resource consent process, along with reduction in development controls, design standards and notification/written approvals;
- b. clearly state the intended outcomes in objectives and policies;
- c. provide for the effective functioning of the urban environment;
- d. facilitate an increase in the supply of housing;
- e. ensure sufficient and suitable land is provided for commercial, industrial and residential activities;
- f. provide for a range of temporary and construction activities;
- g. set out transitional provisions for temporary activities;
- h. avoid or mitigate natural hazards; and
- i. use clear, concise language and be easy to use.

**2.4** Because of the need to facilitate the recovery, the Council, in consultation with its key statutory partners, decided to prepare the Plan in three stages. The first stage dealt with all or part of those chapters most directly related to earthquake recovery. These are:

- Strategic Directions
- Residential
- Commercial
- Industrial
- Transport
- Contaminated Land
- Subdivision, Development and Earthworks
- Natural Hazards

**2.5** The second and third stages of notification dealt with the remaining proposals for the replacement plan.

**2.6** Many of the wide range of issues identified in the Plan are also managed and influenced to some degree by other organisations, including through their planning documents. A collaborative partnership approach was taken to the drafting of the Plan. This included the Council, Canterbury Regional Council, Canterbury Earthquake Recovery Authority, New Zealand Transport Agency, Te Rūnanga o Ngāi Tahu, and the adjoining Selwyn and Waimakariri District Councils. This process ensured that the Plan is consistent with and gives effect to the relevant statutory plans and documents, and integrates with the responsibilities of other affected organisations.

### 3 Ngāi Tahu Mana Whenua

#### 3.1 Explanation of Ngāi Tahu Values and Terms

**3.1.1** The Ngāi Tahu framework for managing natural resources originated from a distinct Polynesian world view which acknowledges that people are part of the world around them and not masters of it. It then evolved and developed through more than 40 generations of collective experience in Te Waipounamu (South Island). The following description of terms when considered as a whole, outlines the core tenets of that framework for Ngāi Tahu. Some of the terms are used in the Plan and their description will assist in understanding and administering the Plan provisions.

#### Customary purposes or uses

**3.1.2** The expression of many of the concepts and values described in other terms occurs through customary uses of freshwater, land and associated natural resources, and maintaining a physical and spiritual connection to that land, water body or other resource. Mahinga kai is a common customary use, but other uses include access to waipuna (springs) or water bodies for rituals such as baptism, to exercise customary authority and to maintain ahi kā roa (continuous occupation) and mana whenua status.

#### Customary access

**3.1.3** Customary access is a term used in some of the provisions of this plan. It describes the provision for access of mana whenua to or along water bodies and other sites of cultural significance for customary purposes or to carry out customary uses.

#### Kaitiaki

**3.1.4** Traditionally, kaitiaki were the non-human guardians of the environment (e.g. birds, animals, fish and reptiles) which, in effect, communicated the relative health and vitality of their respective environments to local tohunga (experts) and rangatira (leaders) who were responsible for interpreting the ‘signs’ and making decisions accordingly. In essence, there is no real difference to scientific practices of today, which continue to use specific indicator species and observe their behaviours to measure the state of the environment.

#### Kaitiakitanga

**3.1.5** Kaitiakitanga is the inherited responsibility of mana whenua to manage the environment and natural resources within their takiwā (area of customary authority), in accordance with Ngāi Tahu resource management traditions. The responsibility of those exercising kaitiakitanga is twofold:

- first, the aim of protecting the mauri of the resource; and

- second, there is a duty to leave the environment and natural resources for successive generations in as good or a better state than currently.

### **Ki Uta Ki Tai**

- 3.1.6** The principle of Ki Uta Ki Tai (from mountains to sea) reflects the holistic nature of traditional resource management, particularly the inter-dependent nature and function of the various elements of the environment within a catchment.

Mauri ora ana te wai, kirimaia ai te kai, ki uta ki tai  
Quality water flowing, abundant foods growing, mountains to sea.

### **Mahinga Kai**

- 3.1.7** The Ngāi Tahu Claims Settlement Act 1998 describes mahinga kai as “the customary gathering of food and natural materials and the places where those resources are gathered.” Mahinga kai is central to Ngāi Tahu culture, identity and relationship with the landscapes and waterways of Christchurch and all of Te Waipounamu.

### **Mana Whenua**

- 3.1.8** The term mana whenua describes the customary authority given to whānau or hapū within a takiwā to make decisions concerning the resources and people in that takiwā in accordance with Ngāi Tahu resource management traditions. Mana whenua can also be used as a term to describe those who hold that authority. Mana (respect, standing, authority) is derived from and passed on via whakapapa and is protected and secured through continued occupation of ancestral lands (ahi kā roa), the continued use of resources (eg mahinga kai) and the protection of the mauri of resources and the environment — Mō tātou, ā, mō kā uri ā murī ake nei.

### **Mātaimai and Taiapure**

- 3.1.9** Since settlement, Ngāi Tahu have also established a number of customary fisheries protection areas (i.e. mātaimai and taiapure) under the Fisheries Act 1996 and the Fisheries (South Island Customary Fishing) Regulations 1999. The intent of these legislative mechanisms is to give effect to the obligations stated in the Treaty of Waitangi Fisheries Claims Settlement Act 1992 and enable Tangata Tiaki (i.e. local Ngāi Tahu fisheries managers) to exercise greater rangatiratanga over customary fishing grounds.

### **Mauri**

- 3.1.10** Mauri is often described as the ‘life force’ or ‘life principle’ of any given place or being. It can also be understood as a measure or an expression of the health and vitality of that place or being. The notion embodies Ngāi Tahu’s understanding that there are both physical and metaphysical elements to life and that both are essential to our overall wellbeing.

- 3.1.11** It also associates the human condition with the state of the world around it. Mauri, therefore, is central to kaitiakitanga; that is, the processes and practices of active protection and responsibility by mana whenua for the natural and physical resources of the takiwā.
- 3.1.12** Mauri can change either naturally or through intervention and Ngāi Tahu use both physical and spiritual indicators to assess its relative strength. Physical indicators include, but are not limited to, the presence and abundance of mahinga kai fit for consumption or cultural purpose (e.g. disease free bull-kelp that can be used for the long-term storage of preserved foods). Spiritual indicators are the kaitiaki referred to in the explanation of this term.
- 3.1.13** They are often recalled in kōrero pūrākau (oral traditions) to explain the intrinsic connection between the physical and metaphysical realms of our world.

### **Nohoanga**

- 3.1.14** Traditional nohoanga (seasonal ‘camp’ sites) were found throughout Te Waipounamu, giving Ngāi Tahu access to mahinga kai from season to season. Their value was recognised in the Canterbury Purchase agreement (Kemp’s Deed) 1848 which reserved and protected both nohoanga and mahinga kai for the present and future needs of Ngāi Tahu whānau in Canterbury. The Ngāi Tahu Claims Settlement Act 1998 identifies 72 traditional nohoanga sites throughout the Ngāi Tahu takiwā, providing tribal members with temporary rights to occupy.

### **Rāhui**

- 3.1.15** A rāhui is a temporary prohibition placed on an area or resource as either:
- a. a conservation measure; or
  - b. a means of social and political control.
- 3.1.16** With respect to the former, a rāhui will effectively separate people from any ‘polluted’ area of land or water, preventing the ability to harvest potentially contaminated products from these areas. Rāhui are initiated by someone of rank and were placed and lifted with appropriate karakia (ceremony) by a tohunga (expert).

### **Wāhi Tapu and Wāhi Taonga**

- 3.1.17** Wāhi tapu are places of particular significance that have been imbued with an element of sacredness or restriction (tapu) following a certain event or circumstance (e.g. death). Wāhi tapu sites are treated according to local customs (tikanga and kawa) that seek to ensure that the tapu nature of those sites is respected. Of all wāhi tapu, urupā (burial sites) are considered to be the most significant.
- 3.1.18** Wāhi taonga are “places treasured” due to their high intrinsic values and critical role they have in maintaining a balanced and robust ecosystem (e.g. spawning grounds for fish,

nesting areas for birds and fresh water springs). They are prized because of their capacity to shape and sustain the quality of life experience and provide for the needs of present and future generations.

### Whakapapa

- 3.1.19** Whakapapa (genealogy) is the central pillar of the mana whenua framework, setting out and effectively explaining the relationships between the various elements of the world around us, including human beings.

### Wakawaka

- 3.1.20** Access to mahinga kai was managed through the division of natural resources (lakes, rivers, islands, etc) into wakawaka, defined areas within which a particular whānau had exclusive rights to “work the food” (mahi ngā kai) and responsibilities to uphold the associated cultural values.

## 3.2 Te Tiriti o Waitangi/ Treaty of Waitangi

- 3.2.1** The Crown first recognised and provided for Ngāi Tahu mana whenua in 1840 with the signing of Te Tiriti o Waitangi (“Te Tiriti”). With respect to the right to exercise authority over natural resources, Article II of Te Tiriti states:

English Text:

“Her Majesty the Queen of England confirms and guarantees to the Chiefs and Tribes of New Zealand and to the respective families and individuals thereof *the full exclusive and undisturbed possession of their Lands and Estates Forests Fisheries and other properties* which they may collectively or individually possess so long as it is their wish and desire to retain the same in their possession...” (emphasis added in italics).

Māori Text:

“Ko te Kuini o Ingarani ka wakarite ka wakaae ki Ngā Rangitira ki Ngā hapu – ki Ngā tangata katoa o Nu Tirani *te tino rangatiratanga o ratou wenua o ratou kainga me o ratou taonga katoa...*” (same emphasis added in italics).

Translation:

“The Queen of England agrees to protect the chiefs, the sub-tribes and all the people of New Zealand in *the unqualified exercise of their chieftainship over their lands, villages and all their treasures...*” (same emphasis added in italics).

- 3.2.2** The legitimacy of Ngāi Tahu mana whenua in the South Island was reiterated through the contracts for sale and purchase of traditional Ngāi Tahu lands to the Crown from 1844 to 1864, including (within the Canterbury region):

- The Canterbury Purchase 1848
- The Port Cooper Purchase 1849

- The Port Levy Purchase 1849
- The Akaroa Purchase 1856
- The North Canterbury Purchase 1857
- The Kaikōura Purchase 1859

**3.2.3** In total, the Crown purchased around 34.5 million acres of Ngāi Tahu land (80% of the South Island and more than half of the land mass of NZ) for just over £14,750. While this amounted to less than a penny per acre, it was encumbered with a number of commitments that included setting aside ‘adequate’ reserves for the present and future needs of Ngāi Tahu.

**3.2.4** When considering Te Kerēme (the Ngāi Tahu Treaty Claim), the Waitangi Tribunal found that in acquiring this land the Crown had repeatedly breached its Treaty obligations and its actions left Ngāi Tahu with insufficient land to maintain its way of life and for the tribe to fully participate in subsequent economic development.

**3.2.5** Article II of Te Tiriti records the Crown’s recognition and protection of rangatiratanga. For Ngāi Tahu, rangatiratanga includes the ability to exercise kaitiakitanga – an inherited obligation to manage and protect the natural resources within a tribal area, including land, waterways and springs, natural features, flora and fauna and wāhi tapu and taonga.

**3.2.6** The Resource Management Act 1991 requires the principles of the Treaty (s8) to be taken into account and particular regard be had to kaitiakitanga (s7(a)) and to recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga under 6(e), in achieving the purpose of the Act. Council recognises the significance of the principles of Te Tiriti and the importance of its relationship with ngā rūnunga and Te Rūnanga o Ngāi Tahu.

### **3.3 Mandated Representatives**

**3.3.1** The entire area of Christchurch district lies within the traditional boundaries of Ngāi Tahu<sup>1</sup> which run south from Te Pari-nui-o-Whiti (White Bluffs) on the East Coast of the South Island, around the southern coastline and off-shore islands and then back up the West Coast to Kahurangi Point (between Karamea and Farewell Spit).

**3.3.2** Ngāi Tahu is the largest iwi (tribe) in the South Island, comprising of hundreds of hapū (sub-tribes) and whānau (extended families). They continue to express their mana whenua within their respective areas (takiwā) through the following key actions:

- a. Protection and perpetuation of their whakapapa (genealogy);
- b. Continued occupation of their ancestral lands (ahi-kā-roa);

<sup>1</sup> The term ‘Ngāi Tahu’ literally means “the descendants of Tahu” and refers to the collective of families (whānau) who descend from the 5 primary hapū (sub-tribes) of Ngāi Tahu as described in Section 2 of the Te Rūnanga o Ngāi Tahu Act (1996), namely: Ngāti Kuri, Ngāi Tūāhuriri, Ngāti Irakehu, Ngāi Te Ruahikihiki & Ngāti Huirapa.

- c. Continued use of traditional and contemporary natural resources (customary use and mahinga kai);
- d. Taking responsibility to protect and maintain the mauri of their environment for the benefit and enjoyment of future generations.

**3.3.3** Following the confinement of Ngāi Tahu property rights to native reserves, local Ngāi Tahu communities began to establish ‘rūnanga’ (i.e. an assembly or council) to facilitate the representation of their rights and interests in the evolving new system of local governance and resource management.

**3.3.4** Pāpatipu rūnanga are the organisations who represent those who hold mana whenua over particular areas within the takiwā of Ngāi Tahu. Mana whenua represents the ability to influence and exercise control over a particular area or region and to act as kaitiaki. Inevitably, with mana comes responsibility.

**3.3.5** Six pāpatipu rūnanga hold mana whenua within Ōtautahi (Christchurch City), Nga Pakihi Whakatekateka o Waitaha (Canterbury Plains) and Te Pātaka o Rākaihautū (Banks Peninsula), being:

- Ngāi Tūāhuriri Rūnanga;
- Te Hapū o Ngāti Wheke Rūnanga (Rāpaki);
- Te Rūnanga o Koukourārata;
- Ōnuku Rūnanga;
- Wairewa Rūnanga; and
- Te Taumutu Rūnanga.

- 3.3.6** The takiwā or areas over which mana whenua is held overlap geographically within, and in some cases extend beyond, the territorial boundary of Christchurch District. The figure below shows the names and locations of pāpatipu marae within the Canterbury region.



- 3.3.7** Christchurch City Council recognises the mana whenua of Ngāi Tahu through its relationship and consultation with Ngā Rūnanga of the Canterbury Region and Te Rūnanga o Ngāi Tahu.

Refer also to Chapter 3, section 3.2.3 "Ngai Tahu Mana Whenua" for additional information.

### **3.4 Consultation with Ngāi Tahu Mana Whenua**

- 3.4.1** In matters of consultation under the Resource Management Act 1991 (RMA), Te Rūnanga o Ngāi Tahu is the iwi authority established under the Te Rūnanga o Ngāi Tahu Act 1996. Under that Act, Te Rūnanga is required to consult with pāpatipu rūnanga in relation to district plan (and other) matters. Te Rūnanga encourages councils to consult directly with pāpatipu rūnanga on planning matters and considers the views of pāpatipu rūnanga when taking a position on such matters as the iwi authority.
- 3.4.2** For Ngāi Tahu, consultation between the Crown and Ngāi Tahu is a cornerstone of the principles of Te Tiriti. The RMA requires the principles of Te Tiriti and any iwi management plan to be taken into account when developing the district plan. In addition the Council must consult with the iwi authority in preparing a plan or plan change under the RMA (Schedule 1) and the Order. The Council recognises the significance of the principles of Te Tiriti and the importance of its relationship with Ngāi Tahu.

### 3.5 Iwi Management Plans

**3.5.1** Sections 74 and 75 of the Act list matters which the Council must consider in preparing a district plan and these are set out at Section 5 of this chapter.

**3.5.2** The preparation of district plans must take into account relevant iwi documents. For the Christchurch District, Ngāi Tahu has set out its resource management values, issues, objectives and policies in a number of documents. These documents have been prepared in order to facilitate the exercise of Ngāi Tahu rangatiratanga over their lands, villages and all their treasures as per Article II of Te Tiriti, including the exercise of their kaitiaki responsibilities as mana whenua. The relevant documents include the following:

- Te Whakatau Kaupapa – Ngāi Tahu Resource Management Strategy;
- Ngāi Tahu Freshwater Policy; and
- Mahaanui Iwi Management Plan.

**3.5.3** Mahaanui Iwi Management Plan identifies objectives, issues and policies for natural resource and environmental management for the six pāpatipu rūnanga and seeks to ensure that the taonga and resources of Ngāi Tahu mana whenua are recognised and protected in the decision-making of statutory agencies. Accordingly, the Mahaanui Iwi Management Plan is a particularly relevant document to the preparation of the Plan.

### 3.6 Statutory Acknowledgements

#### Introduction

**3.6.1** Areas of statutory acknowledgement are areas formally recognised by the Crown as being of cultural significance to iwi and can include an area of land, a landscape feature, a lake, a river or wetland, or a specified part of the coastal marine area. The association of an iwi with a statutory area is outlined in the schedules to a claims settlement act.

**3.6.2** The Ngāi Tahu Claims Settlement Act 1998 records the apology given by the Crown to Ngāi Tahu in a deed of settlement executed on 21 November 1997 and gives effect to the provisions of that deed. It includes areas of statutory acknowledgement within the takiwā of Ngāi Tahu as well as the vesting of some land areas as tribal property and other forms of statutory recognition.

**3.6.3** The Council is legally obliged to have regard to statutory acknowledgements and to record them on statutory plans. The Council must have regard to an area of statutory acknowledgement in forming an opinion as to whether Te Rūnanga o Ngāi Tahu is an affected party in relation to resource consent applications for activities within, adjacent to or impacting directly on an area of statutory acknowledgement.

### Statutory Acknowledgements within Christchurch District

**3.6.4** There are two statutory acknowledgements within Christchurch District being:

- Wairewa (Lake Forsyth); and
- Te Tai o Mahaanui (Selwyn-Banks Peninsula Coastal Marine Area).

**3.6.5** Descriptions of the two areas of statutory acknowledgement are included as Appendices 1.1 and 1.2 respectively for public information only.

**3.6.6** The Ngāi Tahu Claims Settlement Act 1998 (s208) requires that where Council is forming an opinion on a resource consent application as to whether Te Rūnanga o Ngāi Tahu may be adversely affected by the granting of the resource consent, it must consider activities within, adjacent to or impacting directly on a statutory area.

### Other Relevant Forms of Recognition

**3.6.7** Ripapa Island is within Christchurch District. It is recognized as a 'tōpuni' under the Ngāi Tahu Claims Settlement Act 1998. Tōpuni status imposes obligations on Conservation Authorities, Conservation Boards and the Minister of Conservation (refer s239 - 252 of the Ngāi Tahu Claims Settlement Act 1998).

**3.6.8** In addition much of the bed of Te Waihora (Lake Ellesmere) is now vested in Te Rūnanga o Ngāi Tahu as an estate in fee simple.

Mo tātou, a, mo ka uri a muri ake nei  
(For us and our children after us)

## 4 Statutory Context

### 4.1 The Resource Management Act 1991 (the "Act")

**4.1.1** The Act sets out those matters which must be addressed by councils in the preparation of district plans, to meet their obligations and functions under the Act. The key provisions are contained in Part 2 (Sections 5, 6, 7 and 8) and Sections 31, 72, 74 and 75 of the Act. In summary, the Council's functions under the Act are:

- a. To achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources;
- b. Control effects of the use, development or protection of land, including for the purpose of:
  - i. Avoiding or mitigating natural hazards;
  - ii. Managing hazardous substances and the use of contaminated land; and

- iii. Recognising and providing for a range of matters of national importance;
- c. Control the emission and effects of noise; and
- d. Control effects of activities on the surface of lakes and rivers.

**4.1.2** As part of preparing a district plan, Council is also required under section 32 and 32AA of the Act to examine all objectives, policies and rules in its district plan to ensure they are necessary, efficient, effective and do not impose costs on the community that exceed their benefits. The Plan has been prepared in accordance with this requirement and the costs and benefits of each provision have been assessed. The evaluations prepared under section 32 and 32AA<sup>2</sup> are not part of the Plan itself, but are available on the Council's website at: <http://www.ccc.govt.nz/thecouncil/policiesreportsstrategies/districtplanning/districtplanreview/index.aspx>

**4.1.3** There are other sections of the Act which are important in plan preparation; readers of this document are referred to the Act itself for the details of these provisions.

## **4.2 Integration of the District Plan with Other Plans and Documents**

**4.2.1** The District Plan is one tool available to Council to assist in the sustainable management of the natural and physical resources of Christchurch district. There are a range of other plans and documents that are either implemented through the Plan or taken into account during its preparation.

### **4.2.2 Earthquake Recovery Plans and Documents**

#### **Canterbury Earthquake Recovery Act 2011**

**4.2.2.1** In addition to those national and regional plans and documents described in Section 5 of this chapter, the preparation of the Plan has been undertaken within the context of strategies, plans and programmes prepared under the Canterbury Earthquake Recovery Act 2011 (CER Act).

**4.2.2.2** The CER Act conferred powers on the executive to achieve the full social, economic, cultural and environmental recovery (in its widest sense) of Greater Christchurch. Recovery is defined in the CER Act as including "restoration and enhancement". Rebuilding is defined to include "extending, repairing, improving, subdividing, or converting any land, infrastructure, or other property; and rebuilding communities." The scale of the rebuild and recovery required a change to the planning and regulatory environment to address the unique challenges that faced Greater Christchurch. The Plan is one of the documents prepared under the CER Act that sets the foundation that will provide for the long term recovery of Christchurch district from the Canterbury earthquakes.

<sup>2</sup> Section 32AA evaluations are contained in the Decisions of the Hearing Panel on the notified proposals..

### **Recovery Strategy for Greater Christchurch – Mahere Haumanutanga**

**4.2.2.3** The Recovery Strategy for Greater Christchurch – Mahere Haumanutanga was prepared under the CER Act to provide a high level approach to recovery, including guiding principles, a vision and goals for recovery. All goals in the Recovery Strategy (including social, economic, cultural, environmental and built) are inextricably linked, and most importantly, focussed on the outcomes for the greater Christchurch community.

**4.2.2.4** The Recovery Strategy is to be read with, and forms part of, plans prepared under the RMA, including the Plan. The guiding principles of the Recovery Strategy are:

- work together;
- take an integrated approach;
- look to the future;
- promote efficiency;
- use best available information;
- care about each other;
- innovate;
- aim for balanced decision making; and
- keep it simple.

**4.2.2.5** The Recovery Strategy states that the recovery of the built environment will leave the greatest legacy. Decisions made during the life of the Plan about urban form, investment in infrastructure, and resource consents for activities and buildings that should have a life extending many decades or more, will all influence the long term sustainability of the city, and the health and wellbeing of residents. The Recovery Strategy for Greater Christchurch can be viewed at: [cera.govt.nz/recovery-strategy](http://cera.govt.nz/recovery-strategy).

### **Recovery Plans**

**4.2.2.6** Section 24 of the CER Act provides that a Recovery Plan can require a council to amend its district plan in a manner directed by the Recovery Plan. The following Recovery Plans had been approved by the Minister for Canterbury Earthquake Recovery. The Plan has been prepared in a manner that is not inconsistent with these Recovery Plans.

### **Christchurch Central Recovery Plan 2012 - Te Mahere 'Maraka Ōtautahi'**

**4.2.2.7** The Christchurch Central Recovery Plan 2012 – Te Mahere 'Maraka Ōtautahi' ('CCRP'). The vision is for central Christchurch to become the thriving heart of an international city. It will draw on its rich natural and cultural heritage, and the skills and passion of its people to embrace opportunities for innovation and growth. Building on the Christchurch City Council's draft Central City Plan, and on over 106,000 ideas submitted by the community

during the public consultation process, the CCRP sets out how that vision can be achieved. The CCRP defines the form of the central city, sets out the location of key anchor projects and outlines block plans which show what the city could look like in the future. The Plan must also not be inconsistent with the CCRP and any amendments to it. The CCRP includes the following addendums:

- An Accessible City Te Taone Wātea – addresses issues with the transport system;
- Noise and Entertainment Provisions He tikanga pūoru, he tikanga whakangahau – contains specific noise provisions that relate to the entertainment and hospitality industry;
- South Frame Pūtahi Whakatetonga – includes specific provisions to enable the development of the Health and Innovation Precincts; and
- A Liveable City He tāone e whai wāhi ai te whānau – includes provisions to enable the centre of Christchurch to be a highly desirable place to live for people who seek an urban lifestyle.

### Land Use Recovery Plan

**4.2.2.8** The Land Use Recovery Plan 2013 ('LURP') identifies critical actions required in the short and medium term to coordinate and advance decision making about land use and who is responsible for those actions, and sets a timetable for when they must be completed. The Plan must not be inconsistent with the LURP. The LURP contains 15 specific 'Actions' that have been provided for in the review of the Plan. These relate to provisions for housing, enhancing centres and providing for community facilities, zoning greenfield priority areas, providing for the development of Māori reserves, providing for business (commercial and industrial needs), integrating land use and infrastructure, supporting an integrated transport network, avoiding hazards, establishing a clear planning framework, promoting a quality urban environment and an overall requirement to reduce consenting requirements.

### Lyttelton Port Recovery Plan

**4.2.2.9** The Lyttelton Port Recovery Plan ('LPRP') has been prepared by Environment Canterbury. The relevant provisions of the LPRP have been incorporated into the Plan within the "Specific Purpose (Lyttelton Port) Zone".

## 4.3 The Relationship with Other Plans and Documents

**4.3.1** Section 74 of the Act requires the Council, when developing its Plan, to have regard to management plans and strategies prepared under other Acts. Some of these are summarised below.

### **The Summit Road (Canterbury) Protection Act 2001**

**4.3.2** This local Act applies to an area of land in the vicinity of the Summit Road, broadly defined as being the area from the summit to 30 vertical metres below the road. The Summit Road (Canterbury) Protection Act provides for:

- a. the preservation and protection of the scenic amenity associated with the Summit Road and other roads, walkways, paths, and public open spaces within the protected land;
- b. the preservation and protection of natural amenities associated with land within the protected area; and
- c. the improvement of facilities for the public enjoyment of the scenic amenity and the natural amenities.

**4.3.3** Within this area, the development of structures, planting of trees, quarrying and subdivision are subject to the provisions of the Summit Road (Canterbury) Protection Act and consent must be sought from a Summit Road Protection Authority.

### **Long Term Plan, the 3 Year Plan and Annual Plan**

**4.3.4** The Local Government Act 2002 requires councils to consult with their local communities to determine what public goods and services the community wants provided. Through this process a council will adopt community outcomes that form part of the Long Term Plan. The Long Term Plan is a 10 year strategic planning document that covers all council functions and sets out how they will be paid for.

**4.3.5** A Long Term Plan does not override a district plan, nor is there any requirement that a district plan must comply with the requirement of a Long Term Plan. However, because the Long Term Plan records outcomes identified by the community and describes how the Council will contribute to these, there is an expectation that the Council will use this process to inform other plans and strategies.

**4.3.6** In 2013 the Council and Government agreed to delay Christchurch City Council's Long Term Plan until 2015, so an earthquake recovery cost-sharing method could be worked out together. It was considered that the city needed a more appropriate planning mechanism with more immediate goals than the 10 year framework of a Long Term Plan. The Christchurch City Three Year Plan 2013-2016 was developed after consultation with the public. This plan sets out the community outcomes that the Council aims to achieve, the projects and services the Council will provide over the three financial years, how much they will cost and where the money will come from. The community outcomes describe what the Christchurch City Council aims to achieve.

**4.3.7** The Annual Plan sets out what the Council will do over the next year, how much it will cost and where the money will come from.

### Christchurch Transport Strategic Plan

- 4.3.8** This non-statutory plan updates Christchurch's local transport policy, having regard to relevant statutory plans - in particular the Canterbury Regional Land Transport Strategy, the Canterbury Regional Policy Statement, the Greater Christchurch Urban Development Strategy and the Regional Public Transport Plan - placing a strong emphasis on travel choice by establishing strong networks for all transport options during the next 30 years.

### Council Strategies and Policies

- 4.3.9** The Council has developed a large number of strategies and policies to which regard must be had in preparing the Plan. These strategies can be viewed at:  
[www.ccc.govt.nz/thecouncil/policiesreportsstrategies/](http://www.ccc.govt.nz/thecouncil/policiesreportsstrategies/)

### Other Strategies

- 4.3.10** A number of regional and other strategies are relevant to, and have been considered in, the preparation of the District Plan. They include:
- a. Greater Christchurch Urban Development Strategy 2007 which provides the long term direction for enhancing the economic, social, environmental, and cultural conditions of the greater Christchurch area.
  - b. Canterbury Regional Land Transport Strategy 2012 -2042 which sets the strategic direction for land transport within the Canterbury region over a 30 year period. It identifies the region's transport needs and the roles of all land transport modes. It identifies how planning, engineering, education, encouragement and enforcement methods are to be utilised to provide for the future land transport system of Canterbury.
  - c. Greater Christchurch Transport Statement 2012 was prepared by key government agencies and councils together with the strategic transport agencies operating within Christchurch. It provides an overarching framework to enable a consistent, integrated approach to planning, prioritising, implementing and managing the transport network and services in the greater Christchurch area.

## 5 The relationship between District Plans and other Resource Management Planning Documents

District Plans form part of a group of planning and policy documents from all levels of government that together are required to achieve integrated management of natural and physical resources.

At a national level, the Resource Management Act 1991 provides for:

- i. National Policy Statements which set out objectives and policies for resource management matters of national significance that are relevant to achieving the purpose of the Act. Such statements guide subsequent decision-making under the Act at the national, regional and district levels.

The preparation of a New Zealand Coastal Policy Statement by the Minister of Conservation is mandatory, but other national policy statements, which must be approved by the Minister for the Environment, are optional (for example the National Policy Statement for Freshwater Management, the National Policy Statement for Renewable Electricity Generation and the National Policy Statement on Electricity Transmission). The District Plan must give effect to National Policy Statements.

- ii. National Environmental Standards which are regulations that apply nationally to the use, development and protection of natural and physical resources and which prescribe technical standards, methods or other requirements for implementing the standards in a consistent manner. National standards generally override existing provisions in plans that have a lower standard. Conversely, if a District Plan has a standard that is stricter than a national standard then that plan standard prevails.

At a regional level, the Act provides for:

- i. A Regional Policy Statement required to be prepared by each regional council. These statements enable regional councils to provide broad direction and a framework for resource management within their regions. A regional policy statement must give effect to all national policy statements. The District Plan must give effect to the Canterbury Regional Policy Statement.
- ii. Regional Plans to be prepared by a regional council. These plans focus on particular issues or areas and assist regional councils to carry out their functions under the Act. A regional council must prepare a regional coastal plan (applying below mean high water springs) but other regional plans are optional (subject to any directions in a national policy statement). Regional plans must give effect to national policy statements and regional policy statements. They must also not be inconsistent with water conservation orders and other regional plans for the region. The District Plan must not be inconsistent with regional plans.

## 6 Guide to the District Plan

### 6.1 Content of the District Plan

**6.1.1** The District Plan has two primary components:

- a. The written text which contains all of the resource management objectives, policies and rules.
- b. The planning maps which indicate in graphic form the area to which certain rules in the written text apply.

**6.1.2** The written text should be read as a whole so that the common themes of the Plan and the relationship between the various chapters can be understood.

**6.1.3** The District Plan is presented in chapters. These are summarised and described below.

<b>Chapters</b>	<b>Summary</b>
Plan Overview Chapters 1 and 2	General introduction and abbreviations and definitions.
Strategic Policy Framework Chapter 3	District-wide strategic context and direction including direction on implementing activities affecting tangata whenua.
District Wide Provisions Chapters 5–12	Contains rules that apply across the whole district.
Zone Provisions Chapters 4 and 13–21	Contains rules that apply only within the specified areas shown on the planning maps.
Planning Maps	

### **Plan overview chapters**

- 6.1.4** These two chapters contain material to assist Plan users to understand the Plan. The Introduction Chapter outlines the purpose of the Plan, set out the statutory context in which it is prepared and provides guidance on how to use it.
- 6.1.5** A chapter of abbreviations and definitions of words and phrases used in the Plan is included. Definitions are critical to the interpretation of the Plan. Where deemed necessary, they help the Plan achieve the purpose of the Act by enhancing its usability and providing greater certainty to the meaning of objectives, policies and rules. Definitions apply to all rules and on a case by case basis in the objectives and policies where words or phrases warrant definition.
- 6.1.6** Defined words and phrases are shown in the plan as dashed line and can be electronically accessed from the text of the plan.

### **Strategic policy framework chapter**

- 6.1.7** This chapter sets out the strategic context for the Plan and the overarching direction for other chapters, including the strategic direction for implementing activities affecting tangata whenua across the district. They provide information on the impact of the earthquake events in 2010 and 2011, set out the long term vision for the district, describe the key resource management issues and opportunities, summarise the direction provided by Council strategies and other regional and national strategic documents, and set out high level objectives for the future direction of the district.

### **District-wide provisions chapters**

- 6.1.8** This part of the plan contains general rules and procedures as well as objectives, policies and rules that apply across the district. Chapters cover topics such as transport, subdivision,

heritage and natural environment, utilities, noise, glare, hazardous substances, signs, financial contributions and designations.

### **Zone provisions chapters**

- 6.1.9** All land within the district is zoned. Zones are areas where common land uses and activities are anticipated. The chapters in this part of the Plan contain objectives, policies and rules relating to each of the Plan's zones.

### **Planning maps**

- 6.1.10** The planning maps of the district spatially identify the various zones in the Plan and features referred to in the text of the Plan, such as the extent of designated land; protected buildings, spaces and trees; the National Grid transmission lines and electricity distribution lines; the boundaries of airport approach slopes and noise contours; and hazard areas.

## **6.2 Structure of the District Plan**

- 6.2.1** District plans must state the objectives for the district, the policies to implement the objectives and the rules (if any) to implement the policies. They may also contain a number of other matters.
- 6.2.2** Objectives are quite general and outcome-oriented (what the city is wanting to achieve) while policies are more specific and means oriented (how it is proposed to implement objectives). Together they establish a framework for the direction the Council intends to take in relation to its functions and responsibilities under the Act, and guide decision making when there is a departure from rules or where the Council has retained discretion in its decision making.
- 6.2.3** Rules and policies are the methods by which the Council achieves its objectives. In this Plan each chapter, other than chapters 1-3 inclusive, contains a set of rules which require consent for activities or prohibit activities. The term "activity" includes the use and subdivision of land and activities on the surface of water. Broadly speaking, activities are categorised in order of increasing actual or potential adverse effects.
- 6.2.4** The District Plan is divided spatially into various zones and these are shown on the planning maps. Zoning recognises that different areas of the district have different character, levels of amenity, resources and residents' expectations about environmental outcomes. It also provides opportunities for future development to be in keeping with the character and amenity established in each zone.
- 6.2.5** The maps display features that are referred to in the text of the Plan, such as protected buildings, sites and trees; the extent of designated areas; natural hazard areas; airport noise contours and protection areas; and transmission and transport corridors.

**6.2.6** In the Plan activities are classified as being permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited.

**6.2.7** A description of the different activity classes used in this Plan is set out below.

Permitted activities:	are allowed without the need for resource consent providing they comply with the relevant site and zone standards and all general rules.
Controlled activities:	require resource consent and are subject to standards and provisions of the Plan. The Council must grant consent if standards are met. If consent is granted, the Council may impose conditions.
Restricted discretionary activities:	require resource consent and are subject to standards and provisions specified in the Plan. The Council will assess only the matters of non-compliance and may grant or refuse consent. If granting consent conditions may be imposed.
Discretionary activities:	require resource consent and are subject to standards and provisions specified in the Plan. The Council may grant or refuse consent to a discretionary activity and may impose conditions if consent is granted.
Non-complying activities:	require resource consent and are those that cannot comply with a standard in the Plan or which are specified as non-complying because the Plan has anticipated that they would normally be inappropriate.  Non-complying proposals require careful justification as to why they should be approved. Resource consent applications are likely to cost more, take longer and have a greater chance of being refused consent.
Prohibited activities:	are those which a rule in the plan expressly prohibits. No application can be made for an activity described as prohibited and resource consent cannot be granted.

**6.2.8** Activity tables are used in the Plan to identify activities and the specific standard/s that apply to them. For ease of use activities are grouped by activity class, e.g. permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited.

**6.2.9** Each chapter of the District Plan has been structured to follow the same layout. The layout is explained in the table below.

Section of Chapter	Purpose
Objectives	set out the environmental outcomes the Council seeks to achieve.
Policies	identify the ways the objectives will be achieved.
Activity Status Tables	identify specific activities and the specific standards (rules) that apply to them.

Section of Chapter	Purpose
Built Form Standards Tables	set out for each zone the bulk and location rules that apply to each activity class.
Matters of Discretion	identify the matters that the Council will assess in considering any resource consent application for activities where the Council has reserved its discretion.

### 6.3 How to use the District Plan

To determine if an activity is provided for by the Plan, or is provided for in a certain area, users of the Plan should take the following steps:

Step 1 - Check the zone that applies

Check the planning maps to locate the property and determine its zoning.

Step 2 - Confirm if any notation, overlay or designation applies

Use the planning maps to confirm whether the property has any special feature or designation on it.

Step 3 – Confirm the activity status

1. Go to the relevant chapters for the zone that the property is located in. Check for any special feature or designation that applies and for any general rules that apply. Refer to the abbreviations and definitions in Chapter 2 for assistance to interpret those rules, where linked by dashed underlined text.
2. Check the Activity Status Table and the Built Form Standards for the activity you wish to undertake. Every activity will be indicated as being either a permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited activity. Refer to the abbreviations and definitions in Chapter 2 for assistance to interpret those rules, where linked by dashed underlined text.
3. Read the Activity Specific Standards and the Built Form Standards that apply to your activity.
4. Determine the activity class.
5. If your activity is permitted you can proceed without obtaining resource consent.

Step 4 – Apply for resource consent

1. If your activity is classified as controlled, restricted discretionary, discretionary, or non-complying you will need to apply to the Council for a resource consent.
2. If your activity is classified as restricted discretionary or discretionary the Plan provides guidance on the matters of discretion that the Council will apply in its consideration of the resource consent application. Consideration is also given to the Plan's objectives and policies.
3. Applications for resource consents must be made in writing to the Council. Application forms, and information brochures detailing the information that must

accompany an application, are available from Council offices or online at the Council's website. Fees are payable.

## APPENDIX 1.1

### Schedule 71 Statutory Acknowledgement for Wairewa (Lake Forsyth)

#### Statutory area

The statutory area to which this statutory acknowledgement applies is the lake known as Wairewa (Lake Forsyth), the location of which is shown on Allocation Plan MD 45 (SO 19839).

#### Preamble

Under section 206, the Crown acknowledges Te Rūnanga o Ngāi Tahu's statement of Ngāi Tahu's cultural, spiritual, historic, and traditional association to Wairewa, as set out below.

#### Ngāi Tahu association with Wairewa

Wairewa is one of the lakes referred to in the tradition of “Ngā Puna Wai Karikari o Rākaihautū” which tells how the principal lakes of Te Wai Pounamu were dug by the rangatira (chief) Rākaihautū. Rākaihautū was the captain of the canoe, Uruao, which brought the tribe, Waitaha, to New Zealand. Rākaihautū beached his canoe at Whakatū (Nelson). From Whakatū, Rākaihautū divided the new arrivals in two, with his son taking one party to explore the coastline southwards and Rākaihautū taking another southwards by an inland route. On his inland journey southward, Rākaihautū used his famous kō (a tool similar to a spade) to dig the principal lakes of Te Wai Pounamu, including Wairewa.

There are place names connected with Wairewa which evoke earlier histories. One example is the mountain which Wairewa lies in the lee of, “Te Upoko o Tahu Mataa”. This name refers to the Ngāi Tahu ancestor Tahu Mataa who lived and fought in Hawkes Bay. Like many other lakes, Wairewa was occupied by a taniwha called Tū Te Rakiwhānoa, whose origins stem back to the creation traditions.

For Ngāi Tahu, traditions such as this represent the links between the cosmological world of the gods and present generations, these histories reinforce tribal identity and solidarity, and continuity between generations, and document the events which shaped the environment of Te Wai Pounamu and Ngāi Tahu as an iwi.

The local hapū of this region is Ngāti Irakehu. Irakehu was the descendant of Mako, the Ngāi Tuhaitara chief who took Banks Peninsula with his cohort, Moki. Tradition has it that both Moki and Mako are buried near Wairewa. Poutaiki and Ōtūngākau are two principal urupā associated with Wairewa. Urupā are the resting places of Ngāi Tahu tūpuna and, as such, are the focus for whānau traditions. These are places holding the memories, traditions, victories and defeats of Ngāi Tahu tūpuna, and are frequently protected by secret locations.

Wairewa has been used by the descendants of Rākaihautū ever since it was formed. It is famous for the tuna (eels) that it holds and which migrate out to the sea in the autumn months. Ngāi Tahu gather here annually to take the tuna.

The tūpuna had considerable knowledge of whakapapa, traditional trails and tauranga waka, places for gathering kai and other taonga, ways in which to use the resources of the lake, the relationship of people with the lake and their dependence on it, and tikanga for the proper and sustainable utilisation of resources. All of these values remain important to Ngāi Tahu today.

The mauri of Wairewa represents the essence that binds the physical and spiritual elements of all things together, generating and upholding all life. All elements of the natural environment possess a life force, and all forms of life are related. Mauri is a critical element of the spiritual relationship of Ngāi Tahu Whānui with the lake.

### **Purposes of statutory acknowledgement**

Pursuant to section 215, and without limiting the rest of this schedule, the only purposes of this statutory acknowledgement are —

- a. to require that consent authorities forward summaries of resource consent applications to Te Rūnanga o Ngāi Tahu as required by regulations made pursuant to section 207 (clause 12.2.3 of the deed of settlement); and
- b. to require that consent authorities, the Historic Places Trust, or the Environment Court, as the case may be, have regard to this statutory acknowledgement in relation to Wairewa, as provided in sections 208 to 210 (clause 12.2.4 of the deed of settlement); and
- c. to empower the Minister responsible for management of Wairewa or the Commissioner of Crown Lands, as the case may be, to enter into a Deed of Recognition as provided in section 212 (clause 12.2.6 of the deed of settlement); and
- d. to enable Te Rūnanga o Ngāi Tahu and any member of Ngāi Tahu Whānui to cite this statutory acknowledgement as evidence of the association of Ngāi Tahu to Wairewa as provided in section 211 (clause 12.2.5 of the deed of settlement).

### **Limitations on effect of statutory acknowledgement**

Except as expressly provided in sections 208 to 211, 213, and 215, —

- a. this statutory acknowledgement does not affect, and is not to be taken into account in, the exercise of any power, duty, or function by any person or entity under any statute, regulation, or bylaw; and
- b. without limiting paragraph a., no person or entity, in considering any matter or making any decision or recommendation under any statute, regulation, or bylaw, may give any greater or lesser weight to Ngāi Tahu's association to Wairewa (as described in this statutory acknowledgement) than that person or entity would give under the relevant statute, regulation, or bylaw, if this statutory acknowledgement did not exist in respect of Wairewa.

Except as expressly provided in this Act, this statutory acknowledgement does not affect the lawful rights or interests of any person who is not a party to the deed of settlement.

Except as expressly provided in this Act, this statutory acknowledgement does not, of itself, have the effect of granting, creating, or providing evidence of any estate or interest in, or any rights of any kind whatsoever relating to, Wairewa.

## **APPENDIX 1.2**

Schedule 71 Statutory Acknowledgement for Te Tai o Mahaanui (Selwyn-Banks Peninsula Coastal Marine Area)

## Statutory area

The statutory area to which this statutory acknowledgement applies is Te Tai o Mahaanui (Selwyn – Banks Peninsula Coastal Marine Area), the Coastal Marine Area of the Selwyn – Banks Peninsula constituency of the Canterbury region, as shown on SO Plan 19407, Canterbury Land District as shown on Allocation Plan NT 505 (SO 19901).

## Preamble

Under section 313, the Crown acknowledges Te Rūnanga o Ngāi Tahu’s statement of Ngāi Tahu’s cultural, spiritual, historic, and traditional association to Te Tai o Mahaanui as set out below.

## Ngāi Tahu association with Te Tai o Mahaanui

The formation of the coastline of Te Wai Pounamu relates to the tradition of Te Waka o Aoraki, which foundered on a submerged reef, leaving its occupants, Aoraki and his brothers, to turn to stone. They are manifested now in the highest peaks in the Kā Tiritiri o Te Moana (the Southern Alps). The bays, inlets, estuaries and fiords which stud the coast are all the creations of Tū Te Rakiwhānoa, who took on the job of making the island suitable for human habitation.

The naming of various features along the coastline reflects the succession of explorers and iwi (tribes) who travelled around the coastline at various times. The first of these was Māui, who fished up the North Island, and is said to have circumnavigated Te Wai Pounamu. In some accounts the island is called Te Waka a Māui in recognition of his discovery of the new lands, with Rakiura (Stewart Island) being Te Puka a Māui (Māui’s anchor stone). A number of coastal place names are attributed to Māui, particularly on the southern coast.

There are a number of traditions relating to Te Tai o Mahaanui. One of the most famous bays on the Peninsula is Akaroa, the name being a southern variation of the word “Whangaroa”. The name refers to the size of the harbour. As with all other places in the South Island, Akaroa placenames recall the histories and traditions of the three tribes which now make up Ngāi Tahu Whānui: Waitaha, Ngāti Mamoe and Ngāi Tahu.

Waitaha traditions tell that after Rākaihautū had dug the southern lakes with his kō (a tool similar to a spade)—Tūwhakarōria—he and his son, Rokohouia, returned to Canterbury with their people. On the return, Rākaihautū buried his kō (a tool similar to a spade) on a hill overlooking the Akaroa harbour. That hill was called Tuhiraki (Bossu). Rākaihautū remained in this region for the rest of his life.

For Ngāi Tahu, traditions such as these represent the links between the cosmological world of the gods and present generations. These histories reinforce tribal identity and solidarity, and continuity between generations, and document the events which shaped the environment of Te Wai Pounamu and Ngāi Tahu as an iwi.

Because of its attractiveness as a place to establish permanent settlements, including pā (fortified settlements), the coastal area was visited and occupied by Waitaha, Ngāti Mamoe and Ngāi Tahu in succession, who through conflict and alliance, have merged in the whakapapa (genealogy) of Ngāi Tahu Whānui. Battle sites, urupā and landscape features bearing the names of tūpuna (ancestors) record this history. Prominent headlands, in particular, were favoured for their defensive qualities and became the headquarters for a succession of rangatira and their followers.

Ngāi Tahu connections to Akaroa came after the settling of Kaiapoi Pā in North Canterbury. Akaroa harbour was soon allocated to a number of chiefs by Tūrākautahi of Kaiapoi. One chief, Te Ruahikihiki, settled at Whakamoa near the Akaroa Heads at the south east end of the harbour. Te

Ruahikihiki fell in love with the elder sister of his wife, Hikaiti. As it was customary at that time for chiefs to have several wives, Te Ruahikihiki took the elder sister, Te Ao Taurewa, as his wife.

Hikaiti fell into a deep depression and resolved to kill herself. She arose early in the morning, combed her hair and wrapped her cloak tightly around herself. She went to the edge of the cliff where she wept and greeted the land and the people of her tribe. With her acknowledgements made, she cast herself over the cliff where she was killed on the rocks. The body remained inside the cloak she had wrapped around herself. This place became known as Te Tarere a Hikaiti (the place where Hikaiti leapt). After a long period of lamentation, Te Ruahikihiki and his people moved to the south end of Banks Peninsula to Te Waihora (Lake Ellesmere).

Another one of the senior chiefs within the Akaroa harbour was Te Ake whose hapū was Ngāi Tuhaitara. Ōtokotoko was claimed by Te Ake when he staked his tokotoko (staff) at that end of the bay. Te Ake's daughter, Hine Ao, is now represented as a taniwha that dwells with another taniwha, Te Rangiorahina, in a rua (hole) off Opukutahi Reserve in the Akaroa Harbour. Hine Ao now carries the name Te Waahine Marukore. These taniwha act as (kaitiaki) guardians for local fishermen.

The results of the struggles, alliances and marriages arising out of these migrations were the eventual emergence of a stable, organised and united series of hapū located at permanent or semi-permanent settlements along the coast, with an intricate network of mahinga kai (food gathering) rights and networks that relied to a large extent on coastal resources.

The whole of the coastal area offered a bounty of mahinga kai, including a range of kaimoana (sea food); sea fishing; eeling and harvest of other freshwater fish in lagoons and rivers; marine mammals providing whale meat and seal pups; waterfowl, sea bird egg gathering and forest birds; and a variety of plant resources, including harakeke (flax), fern and tī root.

The coast was also a major highway and trade route, particularly in areas where travel by land was difficult. Travel by sea between settlements and hapū was common, with a variety of different forms of waka, including the southern waka hunua (double-hulled canoe) and, post-contact, whale boats plying the waters continuously. Hence tauranga waka occur up and down the coast in their hundreds and wherever a tauranga waka is located there is also likely to be a nohoanga (settlement), fishing ground, kaimoana resource, rimurapa (bull kelp) with the sea trail linked to a land trail or mahinga kai resource. The tūpuna had a huge knowledge of the coastal environment and weather patterns, passed from generation to generation. This knowledge continues to be held by whānau and hapū and is regarded as a taonga. The traditional mobile lifestyle of the people led to their dependence on the resources of the coast.

Numerous urupā are being exposed or eroded at various times along much of the coast. Water burial sites on the coast, known as waiwhakaheketūpāpaku, are also spiritually important and linked with important sites on the land. Places where kaitāngata (the eating of those defeated in battle) occurred are also wāhi tapu. Urupā are the resting places of Ngāi Tahu tūpuna and, as such, are the focus for whānau traditions. These are places holding the memories, traditions, victories and defeats of Ngāi Tahu tūpuna, and are frequently protected in secret locations.

The mauri of the coastal area represents the essence that binds the physical and spiritual elements of all things together, generating and upholding all life. All elements of the natural environment possess a life force, and all forms of life are related. Mauri is a critical element of the spiritual relationship of Ngāi Tahu Whānui with the coastal area.

#### Purposes of statutory acknowledgement

Pursuant to section 215 and without limiting the rest of this schedule, the only purposes of this statutory acknowledgement are—

- a. to require that consent authorities forward summaries of resource consent applications to Te Rūnanga o Ngāi Tahu as required by regulations made pursuant to section 207 (clause 12.2.3 of the deed of settlement); and
- b. to require that consent authorities, Heritage New Zealand Pouhere Taonga, or the Environment Court, as the case may be, have regard to this statutory acknowledgement in relation to Te Tai o Mahaanui, as provided in sections 208 to 210 (clause 12.2.4 of the deed of settlement); and
- c. to enable Te Rūnanga o Ngāi Tahu and any member of Ngāi Tahu Whānui to cite this statutory acknowledgement as evidence of the association of Ngāi Tahu to Te Tai o Mahaanui as provided in section 211 (clause 12.2.5 of the deed of settlement).

### **Limitations on effect of statutory acknowledgement**

Except as expressly provided in sections 208 to 211, 213, and 215,—

- a. this statutory acknowledgement does not affect, and is not to be taken into account in, the exercise of any power, duty, or function by any person or entity under any statute, regulation, or bylaws; and
- b. without limiting paragraph a., no person or entity, in considering any matter or making any decision or recommendation under any statute, regulation, or bylaw, may give any greater or lesser weight to Ngāi Tahu's association to Te Tai o Mahaanui (as described in this statutory acknowledgement) than that person or entity would give under the relevant statute, regulation, or bylaw, if this statutory acknowledgement did not exist in respect of Te Tai o Mahaanui.

Except as expressly provided in this Act, this statutory acknowledgement does not affect the lawful rights or interests of any person who is not a party to the deed of settlement.

Except as expressly provided in this Act, this statutory acknowledgement does not, of itself, have the effect of granting, creating, or providing evidence of any estate or interest in, or any rights of any kind whatsoever relating to, Te Tai o Mahaanui.

**SCHEDULE 1B: CHAPTER 2 — DEFINITIONS**

## **Chapter 2 Definitions**

### **Abbreviations and Definitions (part)**

#### **Abbreviations List**

##### **AEP**

means annual exceedance probability.

##### **AIFR**

means annual individual fatality risk.

##### **CHRM**

means community housing redevelopment mechanism.

##### **EDM**

means enhanced development mechanism.

##### **FTE**

means full time equivalent.

##### **GFA**

means gross floor area.

##### **GLFA**

means gross leasable floor area.

##### **MED**

means Meadowlands Exemplar Development.

##### **PFA**

means public floor area.

**WELS**

means the Water Efficiency Labelling Scheme standards developed by the Ministry for the Environment (as at the date of public notification of this Plan).

## Definitions List

This part of the District Plan explains the extended meaning of words and phrases developed specifically for, and as used in the context of, the Plan. Definitions only apply where identified via dashed underlining/hyperlinking. In all other instances, words and phrases used in the Plan are best defined using their ordinary dictionary meaning.

It also explains, for information purposes only, the abbreviations used with respect to some definitions.

Please note:

1. Where a word or phrase is defined in this chapter, its definition includes any variations of the word or phrase that are plural or vice versa.
2. Where a word or phrase is defined in NZ government legislation or related documents arising therefrom, and is relied upon for the purpose of interpretation in this Plan, these terms are identified accordingly and quoted for information purposes only. These definitions were current at the time of the notification of the Plan. Users should refer to the latest version of the relevant legislation (hyperlinked). In the event of any difference in wording, the wording of the definition in the legislation shall apply for the purposes of this Plan.
3. Other definitions on which each definition relies (Reliant definitions) are identified through dashed underlining within the definition for information purposes, to assist their interpretation and to illustrate the interrelationship between some definitions.
4. Please refer to Section 3 Ngāi Tahu Manawhenua of Chapter 1 Introduction for an explanation of Māori terms and concepts relevant to the management of natural resources within the Christchurch District.
5. Where a word/phrase defined includes the word ‘facility’ or ‘facilities’, the definition includes the use of that facility for the intended purpose unless expressly stated otherwise in the activity status tables, e.g. a recreation facility can also be used for recreation activities unless expressly stated otherwise. Similarly, where the word/ phrase defined includes the word ‘activity’ or ‘activities’, the definition includes the land and/or buildings for that activity unless expressly stated otherwise in the activity status tables.

*[NOTE: a number of definitions decided in Stage 1 are subject to submissions in Stage 2 and 3 and therefore it is likely that a number of definitions will be revisited in Stage 2 and 3]*

## A

### Access

means that area of land over which vehicular and/or pedestrian access to legal **road** is obtained and includes:

- a. an **access strip**;
- b. an **access lot**; and
- c. a **right-of-way**.

### Access (M.E.D.)

means that area of land over which vehicular and/or pedestrian access to legal road is obtained and includes:

- a. an access strip;
- b. an access lot; and
- c. a right-of-way.

*[This was the subject of Decision 4, numbering and text is amended by this decision under Cl 13(5) and (6)(a)]*

### Accessibility

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

### Accessible

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

### Access lot

means any separate lot used primarily for **access** to a lot or lots having no legal **frontage**. However, if that area of land is wider than 6m and not legally encumbered to prevent the construction of **buildings**, it is excluded from the definition of **access lot**.

### Accessory building (non-residential activity)

means a **building** which is incidental to the **principal building** or **buildings** on the site. An accessory building is not a **residential unit**. On a vacant **site**, accessory building is a **building** that is **ancillary** or accessory to any activity that may be permitted on a **site** regardless of whether the **principal building** or **buildings** have yet to be constructed.

## Accessory building (residential activity)

means a **building** which is incidental to the **principal building** or **buildings** on the **site**. In respect of land used for **residential activity**, accessory building includes a **sleep-out**, **garage** or carport, shed, glasshouse, fence, solar panels and solar water-heating devices not detached from a building and an indoor swimming pool. Accessory building does not include a **balcony** or similar structure (whether free-standing or attached to any **building**). An accessory building is not a **residential unit**. On a vacant **site**, accessory building is a **building** that is **ancillary**, or accessory to any activity that may be permitted on a **site** regardless of whether the **principal building** or **buildings** have yet to be constructed.

## Access strip

means an **access lot** or an area of land defined by a legal instrument providing or intended to provide **access** to a **site** or **sites**. However, if that area of land is wider than 6m and not legally encumbered to prevent the construction of **buildings**, it is excluded from the definition of access strip.

## Access way

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

## Act

means the Resource Management Act 1991.

## Active transport

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

## Addiction services

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

## Adjoining

includes land separated from other land only by a **road**, railway, drain, water race, river or stream.

## Allotment

*[has the same meaning as s218 of the Resource Management Act 1991]*

means—

- a. any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not—
  - i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or
  - ii. a subdivision consent for the subdivision shown on the survey plan has been granted under this Act;

or

- b. any parcel of land or building or part of a building that is shown or identified separately—
  - i. on a survey plan; or
  - ii. on a licence within the meaning of Part 7A of the Land Transfer Act 1952; or

c. any unit on a unit plan; or

d. any parcel of land not subject to the Land Transfer Act 1952;

except that, for the purpose of this Plan, in the case of:

- e. land being subdivided, the word "allotment" shall be extended to include an area of land or volume of space, the boundaries of which are separately shown on a plan submitted with an application for subdivision consent, including two or more areas (whether adjoining or not) which are held, intended to be held, or required to be held together in a single certificate of title, and any balance area;
- f. land being subdivided under the cross lease or company lease systems or the Unit Titles Act 2010, the word allotment shall be extended to have the same meaning as site.

Lot shall have the same meaning as allotment.

## Allotment (M.E.D.)

*[has the same meaning as s218 of the Resource Management Act 1991]*

means—

- a. any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not—
  - i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or
  - ii. a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or
- b. any parcel of land or building or part of a building that is shown or identified separately—
  - i. on a survey plan; or
  - ii. on a licence within the meaning of Part 7A of the Land Transfer Act 1952; or

c. any unit on a unit plan; or

d. any parcel of land not subject to the Land Transfer Act 1952;

except that, for the purpose of this Plan, in the case of:

- e. land being subdivided, the word "allotment" shall be extended to include an area of land or volume of space, the boundaries of which are separately shown on a plan submitted with an application for subdivision consent, including two or more areas (whether adjoining or not) which are held, intended to be held, or required to be held together in a single certificate of title, and any balance area;
- f. land being subdivided under the cross lease or company lease systems or the Unit Titles Act 2010, the word allotment shall be extended to have the same meaning as site.

Lot shall have the same meaning as allotment.

*[This was the subject of Decision 4],*

## Reliant definitions

Subdivision (M.E.D.)

Building (M.E.D.)

## Amenity values

*[has the same meaning as in s 2 of the Resource Management Act 1991]*

means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

## Anchor store

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

## Ancillary

does not include any activity or any part of an activity being carried out on another [site](#).

## Annual exceedance probability (AEP)

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

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

## Annual individual fatality risk

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

## Apartment

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

## Apartment (M.E.D.)

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

*[This was the subject of Decision 4],*

### Reliant definitions

Residential unit (M.E.D.)

## Approved building

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

## Archaeological site

*[has the same meaning as in s 2 of the Historic Places Act 1993]*

means any place in New Zealand that-

- a. either-
  - i. was associated with human activity that occurred before 1900; or
  - ii. is the site of the wreck of any vessel where that wreck occurred before 1900; and
- b. is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand.

## Arterial roads

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

## Automotive and/or marine supplier

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

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

## B

### Balcony

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

### Banks Peninsula

means that part of [Christchurch District](#) within the Banks Peninsula Ward, as shown on Appendix 2.1.

### Bed and breakfast

means the use of part of a [residential unit](#) for the provision of transient residential accommodation, at a tariff and does not include the sale of alcohol.

### Birdstrike

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

## Boarding house

means one or more **buildings**, used for paid lodgings or boarding, providing accommodation on a **site** whose aggregated total contains more than 2 **boarding rooms** and is occupied by 6 or more tenants.

## Boarding room

means accommodation in a **boarding house** that is used as sleeping quarters by 1 or more people and used only by a person or people whose tenancy agreement relates to that room.

## Boundary

means any boundary of the **net site area** of a **site**. **Site boundary** or boundaries of a **site** shall have the same meaning as boundary.

- a. Internal boundary means any boundary of the **net site area** of a **site** other than a **road boundary**.
- b. **Road boundary** means any boundary of a **site** abutting a legal **road** (other than an **access way** or **service lane**), **road reserve** or **road** designation.

**Frontage** or road **frontage** shall have the same meaning as **road boundary**.

Where a point strip exists between a **site** and any **road** or internal boundary, any **building setback** or recession plane requirement shall apply as if the point strip does not exist

## Boundary (M.E.D.)

### Reliant definitions

means any boundary of the net site area of a site. Site boundary or boundaries of a site shall have the same meaning as boundary. Net site area (M.E.D.)

*[This was the subject of Decision 4],*

## Brownfield

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

## Building

means as the context requires:

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

but does not include:

- d. any scaffolding or falsework erected temporarily for maintenance or construction purposes;
- e. fences or walls of up to 2m in **height**, not used for advertising or for any purpose other than as a fence or wall;
- f. retaining walls which are both less than 6m<sup>2</sup> in area and less than 1.8m in **height**;
- g. structures which are both less than 6m<sup>2</sup> in area and less than 1.8m in **height**;

- h. masts, poles, radio and telephone aerials less than 6m above mean [ground level](#);
  - i. any [public artwork](#) located in that part of the city contained within Bealey, Fitzgerald, Moorhouse, Deans and Harper Avenues;
- and in the case of [Banks Peninsula](#) only, does not include:
- j. any dam that retains not more than 3m depth, and not more than 20,000m<sup>3</sup> volume of water, and any stopbank or culvert;
  - k. any tank or pool and any structural support thereof (excluding a swimming pool as defined in Section 2 of the Fencing of Swimming Pools Act 1987), including any tank or pool that is part of any other building for which building consent is required:
    - i. Not exceeding 25,000 litres capacity and supported directly by the ground; or
    - ii. Not exceeding 2,000 litres capacity and supported not more than 2m above the supporting ground;
  - l. stockyards up to 1.8m in height.

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

## Building (M.E.D.)

means as the context requires:

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

but does not include:

- d. any scaffolding or falsework erected temporarily for maintenance or construction purposes;
- e. fences or walls of up to 2m in height, not used for advertising or for any purpose other than as a fence or wall;
- f. retaining walls which are both less than 6m<sup>2</sup> in area and less than 1.8m in height;
- g. structures which are both less than 6m<sup>2</sup> in area and less than 1.8m in height;
- h. masts, poles, radio and telephone aerials less than 6m above mean ground level.

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

*[This was the subject of Decision 4],*

## Reliant definitions

Height (M.E.D.)

Residential unit (M.E.D.)

## Building line restriction

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

## Building supplier

means a business primarily engaged in selling goods for consumption or use in the construction, modification, cladding, fixed decoration or outfitting of [buildings](#) and, without limiting the generality of this term, includes:

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

## C

### Café

means a small [food and beverage outlet](#) that primarily provides breakfast, lunch, light meals, and snack foods and drinks for sale. A café does not include a [restaurant](#).

### Care facility

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

### Care home within a retirement village

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

## Carriageway

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

## Central City

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

## Christchurch City Council Datum

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

## Christchurch District

means the area under the jurisdiction of the Christchurch City Council, as shown on Appendix 2.1.

## Christchurch District excluding Banks Peninsula Ward

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

## Civic park

means a public open space, located in conjunction with the civic, retail or other community functions at the core of the city, town or suburban centre, that provides a focus for public activity and interaction.

## Collector roads

means [roads](#) classified as a collector road in Figure 7.17, Appendix 7.12.

**Note:** Collector roads are generally the roads classified as Main or Local Distributors in the road classification system in the Christchurch Transport Strategic Plan.

## Commercial activities

means [retail activities](#), [office](#) and other [commercial service](#) activities but does not include [industrial activities](#).

## Commercial centre

means [District Centres](#), [Neighbourhood Centres](#), [Local Centres](#) and [Large Format Centres](#) zoned Commercial Core, Commercial Local, Commercial (Banks Peninsula) and/or Commercial Retail Park.

## Commercial services

means a business providing personal, property, financial, household, private or business services to the general public and includes:

- a. authorised betting shops;
- b. copy and quick print services;
- c. financial and banking facilities;
- d. postal services;
- e. counter insurance services;
- f. dry-cleaning and laundrette services;
- g. electrical goods repair services;
- h. footwear and leather goods repair services;
- i. hairdressing, beauty salons and barbers;
- j. internet and computer services;
- k. key cutting services;
- l. real estate agents and valuers;
- m. travel agency, airline and entertainment booking services;
- n. [gymnasiums](#);
- o. optometrists;
- p. movie and game hire; and
- q. animal welfare and/or grooming services.

## Community corrections facility

means a [building](#) used for administrative and non-custodial services. Services may include probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, and [offices](#) may be used for the administration of, and a meeting point for, community work groups.

## Community facility

means any land and/or [building](#) used for recreation, entertainment, education, health care, safety and welfare, worship, cultural or deliberation purposes. Community facilities include [reserves](#), [recreation facilities](#) and [entertainment facilities](#), [community infrastructure](#) such as libraries and community halls, [education activities](#), [health care facilities](#), [care facilities](#), [emergency service facilities](#), [community corrections facilities](#), [community welfare facilities](#), and [spiritual facilities](#), but do not include privately (as opposed to publicly) owned [recreation facilities](#) and [entertainment facilities](#), or [restaurants](#).

## Community garden

means a privately or publicly held piece of land used collectively by a group of people, whose members are from more than one household, for growing fruit, vegetables and flowers, which are not sold to consumers (including [restaurants](#)).

## Community housing unit

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

## Community infrastructure

*[has the same meaning as in s 197 of the Local Government Act 2002]*

means the following assets when owned, operated, or controlled by a territorial authority:

- a. community centres or halls for the use of a local community or neighbourhood, and the land on which they are or will be situated;
- b. play equipment that is located on a neighbourhood reserve;
- c. toilets for use by the public.

## Community welfare facility

means a **building** used for providing information, counselling and material welfare of a personal nature. Includes personal and family counselling, citizen's advice bureaux, legal aid and the **offices** of charitable organisations where the facility is operated by a non-profit making organisation.

## Contaminated land

*[has the same meaning as in s 2 of the Resource Management Act 1991]*

means land that has a hazardous substance in or on it that-

- a. has significant adverse effects on the environment; or
- b. is reasonably likely to have significant adverse effects on the environment.

## Context and site analysis

means the analysis of the key existing elements and influences in the vicinity of the proposed development (context analysis) and the key existing elements and influences of the development **site** (site analysis).

## Convenience activities

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

- a. booking services for airlines and **recreation activities** and **entertainment activities**;
- b. travel agency services;
- c. real estate agents;
- d. betting shops;
- e. **gymnasiums**;
- f. dry-cleaning and laundrette services (but not agencies for these services);
- g. electrical goods repair services;
- h. premises licensed to serve alcohol;
- i. counter insurance services;
- j. financial and banking facilities; and
- k. copy and quick printing services.

## Core public transport route

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

## Corner site

means a [site](#) at the [intersection](#) of two [roads](#) with legal [frontage](#) to both [roads](#).

## Council

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

## Council (M.E.D.)

means the Christchurch City Council or any committee, subcommittee, commissioner, officer or person to whom the Council's powers, duties or discretions under the Resource Management Act 1991 have lawfully been delegated.

*[This was the subject of Decision 4]*

## Coverage

means that portion of a [site](#) which is covered by [buildings](#), including [accessory buildings](#), and the area protected by the eaves of [buildings](#).

## Critical infrastructure

means infrastructure necessary to provide services which, if interrupted, would have a serious effect on the communities within the [Christchurch District](#) and which would require immediate reinstatement. This includes any structures that support, protect or form part of critical infrastructure. Critical infrastructure includes:

- a. Christchurch International Airport;
- b. Lyttelton Port of Christchurch;
- c. Gas storage and distribution facilities;
- d. Electricity sub-stations, networks and distribution installations, including the [electricity distribution network](#);
- e. Supply and treatment of water for public supply;
- f. Storm water and sewage disposal systems;
- g. Telecommunications and [radiocommunications](#) installations and networks;
- h. [Strategic road network](#) and rail networks (as defined in the Canterbury Regional Land Transport Strategy);
- i. Petroleum storage and supply facilities;
- j. Public [health care facilities](#), including [hospitals](#) and medical centres;
- k. [emergency service facilities](#); and
- l. New Zealand Defence Force facilities.

*[This was the subject of Decision 6 numbering and text is amended by this decision under Cl 13(5) and (6)(a)]*

## Cycle lane

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

## Cycle route

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

## Cycle way

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

## D

### Density uplift areas

[Deferred]

### Department store

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

### Development (M.E.D.)

means any use of land involving the erection, alteration, addition, repair, maintenance, or relocation of a building or buildings on a site.

*[This was the subject of Decision 4]*

#### Reliant definitions

Building (M.E.D.)

Site (M.E.D.)

### Development contribution

*[has the same meaning as in s 197 of the Local Government Act 2002]*

means a contribution:—

- a. provided for in a development contribution policy of a territorial authority; and
- b. calculated in accordance with the methodology; and
- c. comprising—
  - i. money; or
  - ii. land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Māori land within the meaning of Te Ture Whenua Maori Act 1993, unless that Act provides otherwise; or
  - iii. both.

## District Centre

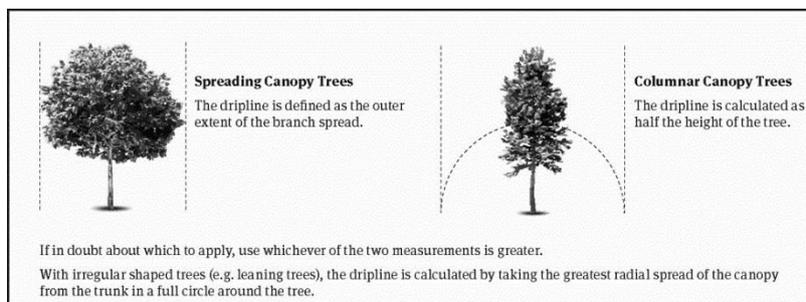
means the Commercial Core Zone and, where applicable, the Commercial Retail Park Zone at Belfast (emerging), Eastgate/Linwood, Hornby, North Halswell (emerging), Papanui/Northlands, Riccarton and Shirley/Palms.

## District Plan

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

## Dripline

for the purpose of Rule 5.3.2, means the dripline of a tree, being a circular area where the radius is equivalent to either the outer extent of the branch spread or half the height of the tree, whichever is the greater. This is illustrated in the diagram below.



## Drive-through services

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

## Dtr,2m,nT,w + Ctr

means the Weighted Standardised Level Difference of the external building envelope (including windows, walls, roof/ceilings and floors where appropriate) and is a measure of the reduction in sound level from outside to inside a building, assessed in accordance with ISO 140-5:1998 Acoustics - Measurement of sound

insulation in **buildings** and of building elements - Part 5 and ISO 717-1:2013 Acoustics – Rating of sound insulation in **buildings** and of building elements – Part 1. Also known as the external sound insulation level.

## Duplex

for the purposes of the residential New Neighbourhood Zone, means a single residential **building** containing two **residential units** each with its own entrance and **habitable space** on the ground floor.

## Duplex (M.E.D.)

means a single residential **building** containing two **residential units** each with its own entrance and **habitable space** on the ground floor.

### Reliant definitions

Building (M.E.D.)  
Residential unit (M.E.D.)

*[This was the subject of Decision 4]*

## E

### Earthworks

means any **filling**, excavation, deposition of or other disturbance of earth, rock or soil on a **site**, including:

- a. raising of the **ground level** or changes to the profile of the landform; or
- b. earthworks including or inserting other materials into the ground for the purposes of repairing a **site** damaged by earthquakes or strengthening a site in preparation for the construction of a **building**; or
- c. earthworks in relation to the installation of services or **utilities**; or
- d. the construction of tracks, firebreaks and landings; or
- e. root raking and blading.

### EDM core public transport route

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

### EDM qualifying supermarket

means a self-service retail shop, of not less than 1000m<sup>2</sup> **gross floor area**, primarily selling a wide range of fresh produce, meat and other foodstuffs and a wide range of packaged food and non-food grocery items.

### EDM walking distance

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

### Education activity

means the use of land and/or **buildings** for the provision of regular instruction or training, or out of school care, including **ancillary** administrative facilities, **spiritual facilities**, **recreation facilities**, health and cultural

facilities (all of which may be shared) and boarding/residential accommodation [ancillary](#) to [education activity](#) on that [site](#). It also includes the use of [trade and industry training facilities](#) and [pre-schools](#).

## Elderly person's housing unit

means an [older person's housing unit](#) consented or otherwise permitted prior to the [District Plan](#) becoming operative.

## Electricity distribution

means the conveyance of electricity via [electricity distribution lines](#) and cables by a [network utility operator](#). For the avoidance of doubt, this includes, but is not limited to, Orion New Zealand Limited assets shown on the planning maps.

## Electricity distribution line

means the lines and associated [support structures](#) utilised by a [network utility operator](#) to distribute electricity. For the avoidance of doubt, this includes, but is not limited to, Orion New Zealand Limited assets shown on the planning maps.

## Emergency service facilities

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

## Entertainment activity

means the use of land and/or [buildings](#) principally for entertainment, recreation or leisure other than [recreation activity](#) and includes public performances and exhibitions, whether a charge is made for admission or not.

## Entertainment facility

means land and/or [buildings](#) used for [entertainment activities](#).

## Erection of a building

in relation to [subdivision](#), means the completion of all framing, fire walls, fire ceilings and fire floors and the affixing of all roof materials.

## Esplanade reserve

*[has the same meaning as in s 2 of the Resource Management Act 1991]*  
means a reserve within the meaning of the Reserves Act 1977—

- a. Which is either—
  - i. a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or

- ii. a reserve vested in the Crown or a regional council under section 237D; and
- b. which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229.

## F

### Family flat

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

### Family Store

in relation to the Salvation Army [site](#) in Addington, means the sale of second hand items that have been donated for sale, that would normally be associated with a charity shop.

### Filling

means the placing or disturbance of material upon the surface of the land above natural [ground level](#), or upon land which has been excavated below natural [ground level](#) or the placing or disturbance of material into land below natural [ground level](#) where excavation has not taken place.

### Financial contribution

*[has the same meaning as in s 108(9) of the Resource Management Act 1991]*

means a contribution of—

- a. money; or
- b. land, including an esplanade reserve or esplanade strip (other than in relation to a subdivision consent), but excluding Maori land within the meaning of Te Ture Whenua Maori Act 1993 unless that Act provides otherwise; or
- c. a combination of money and land.

### Flood management areas

means an area identified on the planning maps which is at risk of flooding in a [major flood event](#), where specific minimum floor level and earthwork rules apply.

### Food and beverage outlet

means the use of land or [buildings](#) primarily for the sale of food and/or beverages prepared for immediate consumption on or off the [site](#) to the general public. It includes [restaurants](#), [taverns](#), [cafés](#), fast food outlets, takeaway bars and any [ancillary](#) services, and excludes [supermarkets](#).

*[This was the subject of Decision 7]*

## Freeboard

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

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

## Freight hub

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

## Frontage

(see [Boundary](#)).

## Front site

means a [site](#) having one or more [frontages](#) to a [road](#) or private [road](#).

## Full-time equivalent student

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

## Future development allotment

[Deferred]

## Future development allotment (M.E.D.)

means an [allotment](#) encumbered to achieve the density required by the zone.

*[This was the subject of Decision 4]*

## Reliant definitions

Allotment (M.E.D.)

## G

### Garage

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

### Garage (M.E.D.)

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

*[This was the subject of Decision 4]*

#### Reliant definitions

Accessory building (M.E.D.)  
 Building (M.E.D.)  
 Residential unit (M.E.D.)  
 Site (M.E.D.)

### Garden allotment

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

### Greenfield

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

### Gross floor area (GFA)

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

*[This was the subject of Decision 7]*

### Gross floor area of the habitable space

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

### Gross leasable floor area (GLFA)

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

- a. common lift wells and stairwells (including landing areas);
- b. common corridors and halls (other than food court areas);

- c. common toilets and bathrooms;
  - d. any [parking areas](#) and/or [loading areas](#);
- and for the purposes of calculating [loading](#), car and cycle parking requirements and the high trip generator thresholds, in addition to the exclusions above, the following shall also be excluded:
- e. common seating areas (including food court seating areas); and
  - f. lobby areas in cinemas.

*[This was the subject of Decision 7]*

## Ground floor area

means the total area of the [building](#) measured from the exterior faces of the exterior walls at [ground level](#).

## Ground level

means the natural ground level or, where the land has been subdivided, the level of the ground existing when works associated with any prior [subdivision](#) of the land were completed, but before [filling](#) or excavation for new [buildings](#) on the land has commenced.

## Grout

for the purposes of Rule 5.3.2, means a material which consists of water and at least 20% cement, and which may also contain aggregate, inert additives, or bentonite.

## Guest accommodation

means the use of land and/or [buildings](#) for transient residential accommodation offered at a tariff, which may involve the sale of alcohol and/or food to in-house guests, and the sale of food, with or without alcohol, to the public. Guest accommodation includes motels, motor and tourist lodges, backpacker's, hostels, [hotels](#), resorts and camping grounds.

For the avoidance of doubt, guest accommodation excludes [bed and breakfast](#).

## Gymnasium

means a [building](#) or room(s) used for organised or instructed indoor exercise, typically including aerobics or weight/circuit training, and [ancillary](#) facilities such as health care services, spa/sauna, a small apparel sales area and cafeteria for patrons. Specialised facilities such as squash courts are considered ancillary to the gymnasium for the purposes of calculating parking requirements.

## H

### Habitable building

[Deferred]

## Habitable space

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

## Hazard mitigation works

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

*[This was the subject of Decision 6]*

## Health care facility

means land and/or **buildings** used for the provision of physical and mental health, or health-related, welfare services for people by registered health practitioners (approved under the Health Practitioners Competence Assurance Act 2003), including:

- a. medical practitioners;
- b. dentists and dental services;
- c. opticians;
- d. physiotherapists;
- e. medical social workers and counsellors;
- f. midwives;
- g. paramedical practitioners;

and including the following facilities:

- h. diagnostic laboratories;
- i. day care facilities for the elderly and disabled;
- j. accessory **offices** and **retail activity** to the above;
- k. **integrated family health centres**;

but excluding facilities used for:

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

## Heavy industrial activity

means:

- a. blood or offal treating, bone boiling or crushing, dag crushing, fellmongering, fish cleaning or curing, gut scraping and treating, tallow melting;
- b. flax pulping, flock manufacture or teasing of textile materials for any purpose, wood pulping;
- c. storage and disposal of sewage, septic tank sludge or refuse;
- d. slaughtering of animals; storage, drying or preserving of bones, hides, hoofs or skins; tanning; wool scouring;

- e. the burning of waste oil in the open air or in any combustion processes involving fuel-burning equipment;
- f. any other processes involving fuel-burning equipment, which individually or in combination with other equipment, have a fuel-burning rate of up to 1000kg/hr;
- g. the open burning of coated or covered metal cable or wire, including metal coated or covered with varnish, lacquers, plastic or rubber;
- h. any activity with the potential to discharge asbestos to air including the removal or disposal of friable asbestos, except where it complies with the Health and Safety in Employment (Asbestos) Regulations 1998 and is supervised and monitored by Occupational Safety and Health staff;
- i. burning out of the residual content of metal containers used for the transport or storage of chemicals;
- j. the burning of municipal, commercial or industrial wastes, whether by open fire or the use of incinerators for disposal of waste;
- k. any industrial wood pulp process in which wood or other cellulose material is cooked with chemical solutions to dissolve lining, and the associated processes of bleaching and chemical and by-product recovery;
- l. crematoriums; and
- m. any **industrial activity** which involves the discharge of odour or dust beyond the site boundary.

## Heavy vehicle

means a motor vehicle (other than a motor car that is not used, kept or available for the carriage of passengers for hire or reward), the gross laden weight of which exceeds 3,500kg, but does not include a traction engine or a vehicle designed solely or principally for the use of fire brigades in attendance at fires (refer Heavy Motor Vehicle Regulations 1974).

## Height

in relation to a **building** means the vertical distance between **ground level** at any point and the highest part of the **building** immediately above that point, except that for the purpose of calculating height in all zones, account shall be taken of parapets, but not of:

- a. radio and television aerials, provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 2.5 metres; and
- b. finials, provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 1.5 metres.
- c. lift shafts, plant rooms, water tanks, air conditioning units, ventilation ducts, chimneys and antennae and similar architectural features on buildings in all Open Space Zones; Commercial and Industrial Zones including the Specific Purpose (Defence Wigram), (Tertiary Education), (Hospital) and (Airport) Zones;
- d. chimneys (not exceeding 1.1 metres in any direction);
- e. any **utility** or part of a utility with a horizontal dimension of less than 55 millimetres
- f. the spires or towers of **spiritual facilities** that exceed the allowed zone height by no more than 3m or 20% of the building height (whichever is greater); and
- g. any pole or support structure for flood or training lights accessory to a minor or major sports facility, provided that their height does not exceed 40m.

## Height (M.E.D.)

in relation to a building means the vertical distance between ground level at any point and the highest part of the building immediately above that point, except that for the purpose of calculating height in all zones, account shall be taken of parapets, but not of:

- a. radio and television aerials attached to a residential unit, provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 2.5 metres; and
- b. finials, provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 1.5 metres.
- c. chimneys (not exceeding 1.1 metres in any direction) except allowed for in the Central City Living and L5 Zones under subclause (3) above.
- d. any utility or part of a utility with a horizontal dimension of less than 55 millimetres.

*[This was the subject of Decision 4]*

### Reliant definitions

Building (M.E.D.)

## High flood hazard

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

*[This was the subject of Decision 6]*

## High technology industrial activity

means:

- a. communications technology development;
- b. computer and information technology development; and
- c. associated manufacturing, electronic data storage and processing, and research and development.

## Home occupation

means any occupation, including profession, undertaken within a [residential unit](#) by a person who resides permanently in that residential unit.

## Hospital

means any facility providing hospital care within the meaning of the Health and Disability Services (Safety) Act 2001.

## Hotel

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

## I

### Impervious surface

means a continuous surface of concrete, bitumen or paving with slabs, bricks, ‘gobi’ or similar blocks, or hardfill that effectively puts a physical barrier on the surface of any part of a **site**, but excludes shade houses, glass or tunnel houses that do not have solid floors.

### Indigenous fauna

[Deferred]

### Indigenous vegetation

[Deferred]

### Indigenous vegetation clearance

[Deferred]

### Industrial activity

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

### Infrastructure (Rule 5.5.1)

for the purposes of Rule 5.5.1, means water mains, sewerage mains, pump stations and reservoirs, electricity networks and sub-stations, telecommunications networks, the **strategic road network**, other **roads**, rail and bulk storage fuel facilities and associated pipelines, but does not include services from the street to **residential units**.

*[This was the subject of Decision 6, numbering and text and the definition name are amended by this decision under Cl 13(5) and (6)(a)]*

### Installed

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

## Insulation R value

means the standard measure of thermal resistance used in the **building** and construction industry (as at the date of public notification of this Plan).

## Integrated family health centre

means a **health care facility** primarily serving the local community where multiple health care services are located within one **building** (or networked) and function together in an integrated manner to meet the needs of the consumer. It will contain general practice clinical staff and services and can include, but not be limited to, day surgery, a pharmacy, physiotherapy, midwifery, blood collection centre, counselling, community nursing and medical specialists.

## Intersection

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

## J

## K

## Key activity centres

means the following key existing and proposed **commercial centres** identified as focal points for employment, community activities and the transport network, and which are suitable for more intensive **mixed-use** development, as identified in the Canterbury Regional Policy Statement, Chapter 6, on Map A. The Key Activity Centre in each location includes land zoned Commercial Core and, where applicable Commercial Retail Park.

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

## Key activity centres (M.E.D.)

means the proposed commercial centre adjacent to the Meadowlands Exemplar identified as a focal point for employment, community activities and the transport network, and which suitable for more intensive mixed-use development, as identified in the Canterbury Regional Policy Statement, Chapter 6, on Map A.

*[This was the subject of Decision 4]*

## Key pedestrian frontage

means street [frontages](#) within the Commercial Core Zone defined on the planning maps.

## Key structuring elements

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

## L

### Landscaped area

(see [Landscaping](#)).

### Landscaping

means the provision of predominantly trees and/or shrub plantings and may include some [ancillary](#) areas of lawn or other amenity features.

### Landscaping strip

(see [Landscaping](#)).

### Lane way

means a publicly available [pedestrian access way](#), [service lane](#) or [right-of-way](#) which is secondary to main routes or streets and may include [vehicle access](#) between properties and [buildings](#). Ownership may be public, private, or a combination of both via public easements.

### Large format centre

means those [commercial centres](#) at Moorhouse Avenue, Shirley Homebase, Tower Junction, Langdons Road and Harewood Road zoned Commercial Retail Park on the planning maps.

### Large format retail/Large format retail activity

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

### Level crossing

*[has the same meaning as in s 4 of the Railways Act 2005]*

- a. means any place where –
  - i. a railway line crosses a road on the same level; or
  - ii. the public is permitted to cross a railway line on the same level; and
- b. includes a bridge used for both rail vehicles and road traffic on the same level; but
- c. does not include a railway line on a road that is intended solely for the use of light rail vehicles.

## Limit line

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

## Living area

means [habitable space](#) excluding bedrooms.

## Living space

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

## Loading

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

## Loading area

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

## Loading space

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

## Local centre

means those areas zoned Commercial Local (excluding those areas at Beckenham and Wigram that are zoned Commercial Local but are categorised as a '[neighbourhood centre](#).') and including Wainoni and Peer Street, that are zoned Commercial Core.

## Local roads

means any [road](#) not classified as either an [arterial road](#) or [collector road](#) in Figure 7.17, Appendix 7.12.

**Note:** Local roads are generally the roads classified as Typical or Slow Streets in the road classification system in the Christchurch Transport Strategic Plan.

## Low impact urban design

means using recognised best practice techniques in urban development to promote the efficient use of natural *and* physical resources and to reduce environmental impacts, including, but not limited to, freshwater, energy use and conservation values.

## M

### Major arterial roads

means [roads](#) classified as a major arterial road in Figure 7.17, Appendix 7.12.

**Note:** Major arterial roads are generally the roads classified as State Highways and District Arterials in the road classification system in the Christchurch Transport Strategic Plan.

### Major cycle route

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

**Note:** The Christchurch Transport Strategic Plan identifies Major Cycle Routes proposed by the [Council](#).

### Major flood event

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

### Manoeuvre area

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

### Market garden

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

## Mechanical ventilation

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

## Minor arterial roads

means **roads** classified as a minor arterial road in Figure 7.17, Appendix 7.12.

**Note:** Minor arterial roads are generally the roads classified as Minor Arterials in the road classification system in the Christchurch Transport Strategic Plan.

## Minor upgrading of the existing electricity network

for the purposes of Rule 5.5.1, means increasing the carrying capacity, efficiency and security of electricity and associated telecommunications facilities, and utilising the existing **support structures** or structures of a similar scale and character, and includes the:

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

Minor upgrading shall not include an increase in voltage of the line.

*[This was the subject of Decision 6]*

## Mixed modal link

means streets, **lane ways**, paths or **access ways** that provide for shared movement, which may include facilities for a combination of walking, cycling, motor vehicles and public transport.

## Mixed-use

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

## Mobility parking space

means a **parking space** designed and reserved for the exclusive use of people whose mobility is restricted and who have a mobility permit issued. Mobility parking space also means 'accessible park/parking' and 'disabled/disability park/parking' as referred to in various standards and guidance documents.

*[This was the subject of Decision 7]*

## Motor-servicing facility

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

## Multi-unit development

for the purposes of policies and rules for Workers' Temporary Accommodation, means a group of two or more **residential units** to be established and used for the purpose of workers' temporary accommodation.

*[This was the subject of Decision 9, numbering and text is amended by this decision under Cl 13(5) and (6)(a)]*

## Multi-unit residential complex

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

## N

### National Grid

means the national grid as defined in the National Policy Statement on Electricity Transmission 2008.

*[This was the subject of Decision 1]*

### Neighbourhood block area

[Deferred]

### Neighbourhood centre

means:

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

### Neighbourhood plan

[Deferred]

## Neighbourhood plan (M.E.D.)

means a plan covering an area of no less than 8ha in a New Neighbourhood Zone which identifies the expected residential development for that land.

*[This was the subject of Decision 4],*

## Net floor area

unless otherwise specified, means the sum of the floor areas, each measured to the inside of the exterior walls of the **building** or **buildings**, and shall include the net floor area of any **accessory building**, but shall exclude any floor area used for:

- a. lift wells, including the assembly area immediately outside the lift doors for a maximum depth of 2m;
- b. tank rooms, boiler and heating rooms, machine rooms, bank vaults;
- c. those parts of any basement not used for **residential activities**, **commercial activities** or **industrial activities**;
- d. **parking areas** and/or **loading areas** including basement parking which extends no more than 1m above **ground level**;
- e. 50% of any pedestrian arcade, or ground floor foyer, which is available for public thoroughfare;
- f. covered **access ways**;
- g. roof terraces that are for residential or staff use only, are uncovered and open (apart from a balustrade) to the outside air on at least three sides; and
- h. decks that are for residential or staff use only, are uncovered and open (apart from a balustrade) to the outside air on at least three sides and which do not extend more than 800mm in **height** above **ground level** and cover less than 15% of the **net site area**.

The following are excluded for **commercial activities** (including **hotels** and **guest accommodation**) only:

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

The following are excluded for **residential activities** only:

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

## Net site area

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

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

## Network infrastructure

*[has the same meaning as in s 197 of the Local Government Act 2002]*

means the provision of roads and other transport, water, wastewater, and stormwater collection and management.

## Network utility operator

*[has the same meaning as in s 166 of the Resource Management Act 1991]*

means a person who—

- a. undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or
- b. operates or proposes to operate a network for the purpose of—
  - i. telecommunication as defined in Section 5 of the Telecommunications Act 2001; or
  - ii. radiocommunication as defined in Section 2(1) of the Radiocommunications Act 1989; or
- c. is an electricity operator or electricity distributor as defined in Section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or
- d. undertakes or proposes to undertake the distribution of water for supply (including irrigation); or
- e. undertakes or proposes to undertake a drainage or sewerage system; or
- f. constructs, operates, or proposes to construct or operate, a road or railway line; or
- g. is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or
- h. is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or
- i. undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under this Act,—

and the words network utility operation have a corresponding meaning.

## New neighbourhood hectare

[Deferred]

## New neighbourhood net density

[Deferred]

## New neighbourhood residential unit types

[Deferred]

## New neighbourhood target yield

[Deferred]

## No complaints covenant

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

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

## O

### Office

means any of the following:

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

### Office activity

(see [Office](#))

### Older person

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

### Older person's housing unit

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

### Outdoor advertisement

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

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

Outdoor advertisements include any sign, device or display, whether three-dimensional or otherwise, that is manufactured, painted, written, printed, carved, embossed, inflated, projected onto or otherwise fixed to or attached upon any external surface of any [building](#) or in the open on any [site](#), wall, pole, hoarding or structure or erection of any kind whatsoever, or onto any rock, stone, tree or other object. Outdoor advertisements include any method of illumination, whether by an internal or external non-neutral light source; any advertisement displayed upon any parked vehicle and/or trailer for the express purpose of directing attention to any activity, [site](#) or [building](#); and any tethered balloon of more than 0.5m in diameter.

### Outdoor living space

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

## Outdoor service space

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

## Outdoor storage area

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

## Outline development plan

[Deferred]

## P

### Park and ride facilities

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

### Parking area

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

### Parking building

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

### Parking lot

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

### Parking space

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

## Pedestrian access way

(see [Access way](#))

## Peripheral boundary length

[Deferred]

## Place of assembly

means land and/or [buildings](#) used principally for the public or private assembly of people for recreational, cultural or deliberation purposes and includes [recreation facilities](#) and [entertainment facilities](#), clubrooms, pavilions, and [community infrastructure](#).

## Plot ratio

means the relationship between [net floor area](#) of the [building](#) and the [net site area](#), and is expressed by the formula:

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

## Pool area

for the purpose of calculating [loading](#), car and cycle parking requirements for a swimming pool, means the surface area of water within a swimming pool. The pool area does not include any associated poolside area, changing room facilities or storage areas.

*[This was the subject of Decision 7]*

## Port activities

means the use of land, **buildings** and structures for:

- a. cargo handling, including the **loading**, unloading, storage, processing and transit of cargo;
- b. passenger handling, including the **loading**, unloading and transit of passengers, and passenger or cruise ship terminals;
- c. maintenance and repair activities, including the maintenance and repair of vessels;
- d. port administration;
- e. marine-related **trade and industry training facilities**;
- f. marine-related **industrial activities**, including ship and boat building;
- g. warehousing in support of (a)-(f), (h) and (i), and distribution activities, including bulk fuel storage and ancillary pipeline networks;
- h. facilities for recreational boating, including yachting;
- i. activities associated with the surface navigation, berthing, manoeuvring, refuelling, storage, servicing and provisioning of vessels;
- j. ancillary transport infrastructure, **buildings**, structures, signs, **utilities**, **parking areas**, **landscaping**, hazardous facilities, **offices** and other facilities, and **earthworks**; and
- k. **ancillary food and beverage outlets** in support of the above.

*[Lyttelton Port Recovery Plan]*

## Port quarrying activity

in relation to the Specific Purpose (Lyttelton Port) Zone, means the use of land, **buildings** and plant for the extraction of rock and may include the associated processing, storage and transportation of the same material.

This may include:

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

*[Lyttelton Port Recovery Plan]*

## Pre-school

means the use of land and/or **buildings** for early childhood education or care of more than four children (in addition to any children resident on the **site**, or the children of the persons providing the education or care) under the age of six years by the day or part of a day, but not for any continuous period of more than seven consecutive days.

## Pressurised injection

for the purposes of Rule 5.3.2, means injection of **grout** at more than 40 bar at the pump.

*[This was the subject of Decision 6]*

## Primary living level

means the level in a [residential unit](#) in which the kitchen is contained.

## Principal building

means a [building](#), [buildings](#) or part of a [building](#) accommodating the activity for which the [site](#) is primarily used.

## Private car park

means a car park which is not open to the general public or casual users.

*[This was the subject of Decision 7]*

## Private way

*[has the same meaning as in s 315 of the Local Government Act 1974]*

means any way or passage whatsoever over private land within a district, the right to use which is confined or intended to be confined to certain persons or classes of persons, and which is not thrown open or intended to be open to the use of the public generally; and includes any such way or passage as aforesaid which at the commencement of this Part exists within any district.

## Public area

means those parts of any [building](#) and associated outdoor areas normally available for use by the general public, exclusive of any areas used for services or [access](#).

## Public artwork

means any object, figure, image, character, outline, spectacle, display, delineation, audio or visual installation (including but not limited to projection or illumination, static or otherwise), announcement, poster or sculpture that is used principally to enhance public spaces, whether it is placed on, affixed or tethered to any land or [building](#), or any footpath or pavement (subject to any [Council](#) bylaws or traffic management requirement), incorporated within the design of any building (whether by painting or otherwise) and not used as an [outdoor advertisement](#) or for any purpose other than as public artwork.

## Public floor area (PFA)

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

- a. lift wells, including the assembly area outside the lift doors for a maximum depth of 2m;
- b. stairwells, including landing areas;
- c. toilets and bathrooms;
- d. **parking areas** and/or **loading areas**; and

all areas used exclusively by staff, such as kitchens, storage areas, internal **loading areas**/unloading areas, rubbish areas, staff rooms/**offices** and amenities.

*[This was the subject of Decision 7]*

## Publicly accessible space

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

## Public transport facility

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

## Public transport interchange

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

## Q

### Queuing space

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

## R

### Radiocommunications

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

## Rail siding

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

## Rear site

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

## Recreation activity

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

## Recreation facility

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

## Relocatable building

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

## Relocation of a building

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

## Repair and maintenance of existing infrastructure (Rule 5.5.1)

for the purposes of Rule 5.5.1, means repairing and keeping a structure, land or vegetation in good and safe condition and includes upgrading and minor alterations provided that any upgrading or minor alteration does not materially increase the footprint, **height** or external envelope of the structure.

*[This was the subject of Decision 6]*

## Reserve

means a reserve within the meaning of the Reserves Act 1977.

## Residential activity

means the use of land and/or **buildings**, including the construction of **buildings**, for the purpose of living accommodation and includes:

- a. a **residential unit**, **boarding house**, student hostel or a **family flat** (including **accessory buildings**);

- b. emergency and refuge accommodation; and
  - c. sheltered housing;
- but does not include:
- d. guest accommodation;
  - e. the use of land and/or buildings for custodial and/or supervised living accommodation where the residents are detained on the site; and
  - f. accommodation associated with a fire station.

## Residential building platform

for the purposes of Rule 5.3.1, means that area of a site equal to the ground floor area of the residential unit plus up to 1.8m extending at ground level beyond its foundations. Note that this definition differs from that of ‘building consent platform’ used in Rule 5.3.2.

## Residential thoroughfare

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

## Residential unit

means a self-contained building or unit (or group of buildings including accessory buildings) used for a residential activity by one or more persons who form a single household unit. For the purposes of this definition:

- a. a building used for emergency or refuge accommodation shall be deemed to be used by a single household;
- b. where there is more than one kitchen on a site (other than a kitchen in a family flat or a kitchenette provided as part of a bed and breakfast) there shall be deemed to be more than one residential unit;
- c. a residential unit may include no more than one family flat as part of that residential unit;
- d. a residential unit may be used as a holiday home provided it does not involve the sale of alcohol, food or other goods; and
- e. a residential unit may be used as a bed and breakfast.

## Residential unit (M.E.D.)

means a self-contained building (or group of buildings including accessory buildings) used for a residential activity by one or more persons who form a single household unit. For the purposes of this definition:

- a. a building used for emergency or refuge accommodation shall be deemed to be used by a single household;
- b. where there is more than one kitchen on a site (other than a kitchen in a family flat) there shall be deemed to be more than one residential unit;
- c. a residential unit may include no more than one family flat as part of that residential unit; and
- d. a residential unit may be used as a holiday home provided it does not involve the sale of alcohol, food or other goods.

*[This was the subject of Decision 4]*

### Reliant definitions

Accessory building (M.E.D.)  
 Building (M.E.D.)  
 Residential activity (M.E.D.)  
 Site (M.E.D.)

## Restaurant

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

## Retail activity

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

## Retailing

means both retail activities and commercial services.

## Retirement village

means any land, building or site used for a comprehensive residential development that contains two or more residential units, together with services and/or facilities for on-site residents and staff ( which may include a care home within a retirement village, nursing, medical and hospital care, recreation facilities, recreation activities, leisure, and welfare facilities and activities, and other non-residential activities accessory to the retirement village), predominantly for persons in their retirement or persons in their retirement and their spouses or partners, and is :

- a. a retirement village as defined in s6 of the Retirement Villages Act 2003; or
- b. a rest home defined in s58(4) of the Health and Disability Services (Safety) Act 2001.

A retirement village includes any common areas and facilities to which residents of the retirement village have access under their occupation rights agreements.

## Reverse sensitivity

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

## Right-of-way

(see [Access](#))

## Right turn offset

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

## Road

*[has the same meaning as in s 315 of the Local Government Act 1974]*

means the whole of any land which is within a district, and which—

- a. immediately before the commencement of this Part was a road or street or public highway; or
- b. immediately before the inclusion of any area in the district was a public highway within that area; or
- c. is laid out by the council as a road or street after the commencement of this Part; or
- d. is vested in the council for the purpose of a road as shown on a deposited survey plan; or
- e. is vested in the council as a road or street pursuant to any other enactment;—  
and includes—
- f. except where elsewhere provided in this Part, any access way or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part or is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988;
- g. every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof;— but, except as provided in the Public Works Act 1981 or in any regulations under that Act, does not include a motorway within the meaning of that Act or the Government Roading Powers Act 1989.

## Road boundary

(see [Boundary](#))

## Road reserve

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

## Roadway

(see [Carriageway](#))

## Rural produce

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

## Rural roads

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

**Note:** Rural roads are generally the roads classified as Rural or Semi-rural in the road classification system in the Christchurch Transport Strategic Plan.

## Rural selling place

means any land, [building](#) or part of a building located in a rural zone, on or in which rural produce is offered for sale by wholesale and/or retail, and includes any land, building or part of a building on or in which [rural produce](#) is weighed and packaged.

## S

## Second-hand goods outlet

means a [retail activity](#) primarily engaged in selling pre-used merchandise and includes:

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

## Sense of place

means the combination of characteristics (including historic, social, cultural, natural and built characteristics) that make a place unique and distinctive, and the human experience of these characteristics over time.

## Sensitive activities

means:

- a. [residential activities](#);
- b. [education activities](#);
- c. [guest accommodation](#); and
- d. [health care facilities](#);
- e. custodial and/or supervised living accommodation where the residents are detained on the [site](#);

but in relation to airport noise excludes:

- f. any [residential activities](#) in conjunction with rural activities that comply with the rules in the relevant district plans as at 23 August 2008;
- g. flight training or other [trade and industry training facilities](#) located on land zoned or legally used for [commercial activities](#) or [industrial activities](#), including the Specific Purpose (Airport) Zone;
- h. [guest accommodation](#) which is designed, constructed and operated to a standard to mitigate the effects of aircraft noise on occupants; and
- i. [health care facilities](#) with no accommodation for overnight care.

## Service industry

means the use of land and/or [buildings](#) for the transport, storage, maintenance or repair of goods and vehicles and the hire of commercial and industrial equipment and machinery.

## Service lane

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

## Service station

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

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

but shall not include any [industrial activity](#).

## Setback

means the distance between a [building](#) and the [boundary](#) of its [site](#) or other specified item.

## Setback (M.E.D.)

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

*[This was the subject of Decision 4]*

### Reliant definitions

Boundary (M.E.D.)  
Building (M.E.D.)  
Site (M.E.D.)

## Sheltered housing

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

## Sheltered housing (M.E.D.)

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

*[This was the subject of Decision 4]*

### Reliant definitions

Residential unit (M.E.D.)  
Site (M.E.D.)

## Show home

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

## Significant indigenous vegetation

[Deferred]

## Site

means an area of land or volume of space shown on a plan with defined boundaries, whether legally or otherwise defined [boundaries](#), and includes:

- a. an area of land which is:
  - i. comprised in a single [allotment](#), or other legally defined parcel of land, and held in a single certificate of title; or
  - ii. comprised in a single [allotment](#) or legally defined parcel of land for which a separate certificate of title could be issued without further consent of the Council;

being in any case the smaller land area of (i) or (ii); or

- b. an area of land which comprises two or more [adjoining](#) legally defined parcels of land held together in one certificate of title in such a way that the lots cannot be dealt with separately without prior consent of the Council; or
- c. an area of land which is comprised of two or more [adjoining](#) certificates of title where such titles are:
  - i. subject to a condition imposed under Section 77 of the Building Act 2004 or;

- ii. held together in such a way that they cannot be dealt with separately without the prior consent of the Council; or
  - d. in the case of land subdivided under the cross lease or company lease systems (other than strata titles), site shall mean an area of land containing:
    - i. a [building](#) or [buildings](#) for residential or business purposes with any [accessory building](#)(s), plus any land exclusively restricted to the users of that/those building(s); or
    - ii. a remaining share or shares in the fee simple creating a vacant part(s) of the whole for future cross lease or company lease purposes; or
  - e. in the case of land subdivided under the Unit Titles Act 1972 and Unit Titles Act 2010 (other than strata titles), site shall mean an area of land containing a principal unit or proposed unit on a unit plan together with its accessory units or
  - f. in the case of strata titles, or where one or more [residential unit](#) is proposed to be erected above another [residential unit](#), site shall mean the underlying certificate of title of the entire land containing the strata titles, immediately prior to [subdivision](#); or
  - g. for the purposes of the activity standards (but not the built form or general city-wide standards) in the Specific Purpose (School) and Specific Purpose (Tertiary Education) Zones, site means all of the land used by a particular education or tertiary education and research facility, whether or not those parcels of land are contiguous with each other.
- Site also shall include the [access](#) to the site.

## Site boundary

(see [Boundary](#))

## Sleep-out

means an [accessory building](#) or part of an [accessory building](#) with a [gross floor area](#) of no more than 25m<sup>2</sup> designed for sleeping accommodation only, which is not self-contained except for the provision of a toilet and/or bathroom, and which is located no more than 40m from the [residential unit](#) on the same [site](#), to which it is accessory.

## Social housing complex

means a group of [residential units](#) that are:

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

## Spiritual activity

means the use of land and/or [buildings](#) for the public and/or private assembly of people primarily for worship, meditation, and spiritual deliberation and may include:

- a. [ancillary](#) social and community support services associated with the spiritual activity;
- b. [ancillary](#) hire/use of church buildings for community groups and activities; and
- c. temporary activities (as defined under “[Temporary buildings and activities](#)”, clause (b)).

## Spiritual facility

means land and/or [buildings](#) used for [spiritual activities](#).

## Spring

[Deferred]

## Standalone house

means a single [residential unit](#) that is unattached to another [residential unit](#).

## Standalone house (M.E.D.)

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

*[This was the subject of Decision 4]*

### Reliant definitions

Residential unit (M.E.D.)

## Strategic infrastructure

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

Explanatory note

The following are non-exclusive examples of strategic infrastructure:

- a. [strategic transport networks](#);
- b. Christchurch International Airport;
- c. Lyttelton Port of Christchurch;
- d. bulk fuel supply and storage infrastructure including terminals, wharf lines and pipelines;
- e. defence facilities;
- f. strategic telecommunication and [radiocommunication](#) facilities;
- g. the [National Grid](#); and
- h. public water supply, wastewater and stormwater networks and associated facilities.

*[This was the subject of Decision 1]*

## Strategic road network

means state highways and [major arterial roads](#).

## Strategic transport networks

means:

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

*[This was the subject of Decision 1]*

## Student hostel accommodation

for the purpose of calculating [parking space](#) and [loading space](#) requirements, means hostels that are not [ancillary](#) and accessory to an [education activity](#), including a [tertiary education and research activity](#).

*[This was the subject of Decision 7]*

## Subdivision

*[has the same meaning as in s 218 of the Resource Management Act 1991]*

means—

- a. the division of an allotment—
  - i. by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or
  - ii. by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or
  - iii. by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or
  - iv. by the grant of a company lease or cross lease in respect of any part of the allotment; or
  - v. by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or
- b. an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by Section 226,—

and the term subdivide land has a corresponding meaning.

## Subdivision (M.E.D.)

*[has the same meaning as in s 218 of the Resource Management Act 1991]*

means—

- a. the division of an allotment—
  - i. by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or
  - ii. by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or
  - iii. by a lease of part of the allotment which, including renewals, is or

## Reliant definitions

Allotment (M.E.D.)

- could be for a term of more than 35 years; or
- iv. by the grant of a company lease or cross lease in respect of any part of the allotment; or
  - v. by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or
- b. an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by Section 226,—
- and the term subdivide land has a corresponding meaning.

*[This was the subject of Decision 4]*

## Supermarket

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

## Support structure

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

## Supportive housing

means housing (either individual or shared housing) for individuals supported by the Salvation Army on the Salvation Army [site](#) in Addington. Shared housing provides for shared meals and recreation rooms. Individual housing means all inclusive facilities (kitchen, ablutions). Supportive housing includes reintegration housing for recently released inmates supported by the Salvation Army.

## Surface water management structure

[Deferred]

## T

## Tavern

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

## Temporary buildings and activities

outside of the [Central City](#) means [buildings](#) and activities that are intended not to be permanent. Temporary buildings and activities include:

- a. temporary buildings **ancillary** to an **approved building** or construction project;
- b. one-off, occasional or recurring community or special events of short duration, such as carnivals, bazaars, festivals, markets, public meetings and exhibitions including associated vehicle parking and ancillary buildings, tents and marquees;
- c. temporary buildings and activities following, and to assist in recovery from, a natural disaster, such as storage yards, **public artworks**, **recreation activities** and **entertainment activities**, the temporary raising of **buildings** for foundation repairs, and the temporary **relocation of buildings** and activities.

**Note:** Temporary buildings may still be required to comply with the provisions of the Building Act 2004.

## Terrace

means a single residential **building**:

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

## Terrace (M.E.D.)

means a single residential building:

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

*[This was the subject of Decision 4]*

### Reliant definitions

Residential unit (M.E.D.)

## Tertiary education and research activity

means the use of land and/or **buildings** for:

- a. the provision of teaching or training and/or related research;
- b. commercial research and laboratories; and
- c. **ancillary** administrative, communal, accommodation and cultural facilities, **retailing**, **recreation facilities** and **entertainment facilities**.

## Trade and industry training facility

means land and/or **buildings** used for occupational training in the skills of engineering, building, aviation, manufacturing and other **industrial activities** and includes administrative, cultural and **recreation activities** **ancillary** to the activity.

## Trade supplier

means a business engaged in sales to businesses and institutional customers (and may also include sales to the general public), and consists only of suppliers of goods in one or more of the following categories:

- a. [automotive and/or marine suppliers](#);
- b. [building suppliers](#);
- c. catering equipment suppliers;
- d. [farming](#) and agricultural suppliers;
- e. garden and patio suppliers;
- f. hire services (except hire or loan of books, video, DVD and other similar home entertainment items);
- g. industrial clothing and safety equipment suppliers;
- h. [office](#) furniture, equipment and systems suppliers.

## Transmission line

means:

- a. the facilities and structures used for, or associated with, the overhead or underground transmission of electricity in the [National Grid](#); and
- b. includes transmission line [support structures](#), telecommunication cables, and telecommunication devices to which paragraph (a) applies; but
- c. does not include an electricity substation.

## Transport system

means all infrastructure, services, mechanisms and institutions that contribute to providing for transport, including key transport hubs, such as ports, airports and bus exchanges.

*[This was the subject of Decision 12]*

## Travel demand management

means using a range of methods to change travel behaviour (how, when and where people travel).

## Travel plan

means a plan which sets out how travel demand is to be managed for a [site](#) or activity to:

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

## U

### Urban activities

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

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

### Urban roads

means all [roads](#) within the existing urban area as shown on Map A of Chapter 6 of the Canterbury Regional Policy Statement, as well as [roads adjoining](#) any residential and/or commercial zone in [Christchurch District](#) (i.e. roads classified in the urban 'place function category' in Appendix 7.12).

### Utility

means:

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

## V

### Vehicle access

(see [Access](#))

### Vehicle control point

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

### Vehicle crossing

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

### Vehicle movement

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

### Vehicle trip

(See [Vehicle movement](#))

### Veterinary care facility

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

### Visibility splay

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

## W

### Warehousing and distribution activities

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

### Waste management area

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

## Water body

*[has the same meaning as in s 2 of the Resource Management Act 1991]*

means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area.

## Wetland

*[has the same meaning as in s 2 of the Resource Management Act 1991]*

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.

## Window

means a glazed section in any exterior wall of a [building](#) where the sill is less than 1.6m vertically from the floor.

## Work bay

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

## X

## Y

## Yard-based supplier

means the use of any land and/or [building](#) for selling or hiring products for construction or external use (which, for the avoidance of doubt, includes activities such as sale of vehicles and garden supplies), where more than 50% of the area devoted to sales or display is located in covered or uncovered external yard or forecourt space as distinct from within a secured and weatherproof building. Drive-in or drive-through covered areas devoted to storage and display of construction materials (including covered vehicle lanes) will be deemed yard area for the purpose of this definition.

*[This was the subject of Decision 7]*

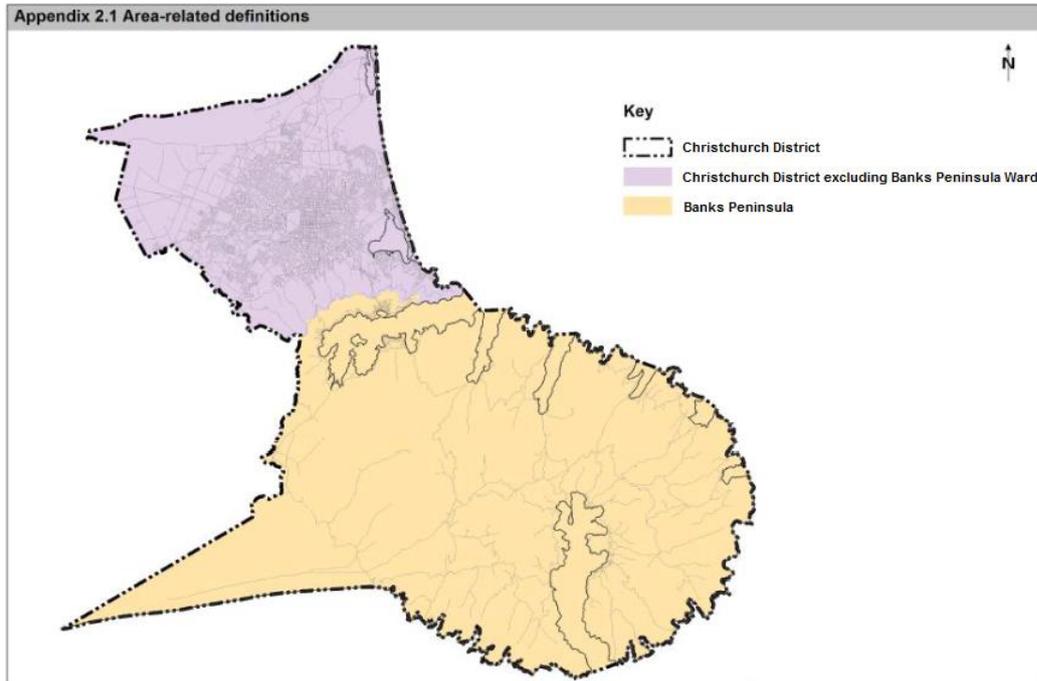
## Yard-based supplier parking

for the purpose of calculating parking and [loading](#) requirements for [yard based suppliers](#), means areas of a [site](#) providing rear [access](#) and all other areas devoted to customer, staff and service [vehicle access](#) and parking (including parking driveways) which are excluded from the extent of yard area devoted to sales or display.

*[This was the subject of Decision 7]*

**Z**

### Appendix 2.1 Area-related definitions



**SCHEDULE 2: CORRECTIONS TO SCHEDULES 3 AND 6 OF DECISION 16****Corrected Schedule 3**

Definitions already decided

<b>Decided Definition</b>
<b>Decision 1 — Strategic Directions</b>
National Grid
Strategic infrastructure
Strategic transport network
<b>Decision 3 — Repair and rebuild of multi-unit dwellings</b>
Multi unit development
<b>Decision 4 — Exemplar housing</b>
Access — (M.E.D.)
Allotment — (M.E.D.)
Apartment — (M.E.D.)
Boundary — (M.E.D.)
Building — (M.E.D.)
Council — (M.E.D.)
Development — (M.E.D.)
Duplex — (M.E.D.)
Future development allotment — (M.E.D.)
Garage — (M.E.D.)
Height — (M.E.D.)
Key activity centres — (M.E.D.)
Neighbourhood plan — (M.E.D.)
Residential unit — (M.E.D.)
Setback — (M.E.D.)
Sheltered housing — (M.E.D.)
Standalone house — (M.E.D.)
Subdivision — (M.E.D.)
Terrace — (M.E.D.)
<b>Decision 6 — Natural hazards</b>
Critical infrastructure
Hazard mitigation works
High flood hazard
Infrastructure
Minor upgrading of the existing electricity network
Pressurised injection
Repair and maintenance of existing infrastructure
<b>Decision 7 — Transport</b>

<b>Decided Definition</b>
Food and beverage outlet
Gross floor area (GFA)
Gross leasable floor area
Mobility parking space
Pool area
Private car park
Public floor area
Student hostel accommodation
Yard-based supplier
Yard-based supplier parking
<b>Decision 12 — Transport</b>
Transport system

### Corrected Schedule 6

#### Deleted definitions

<b>Definition</b>
Accessory Building — (M.E.D.)
AEP*
Alcohol licence
Ancillary office activity
Ancillary retail activity
Articulation
Building consent platform
Certified minimum finished floor level
CHRM*
Density uplift areas — (M.E.D.)
Detailed design statement
Development
Development Plan
Development Plan — (M.E.D.)
EDM*
Electricity transmission network
Electrical Switch

Definition
Farming and agricultural supplier
Finer grain retailing
Food court
FTE*
Garden and patio supplier
GFA*
GLFA*
Greater Christchurch area of Christchurch District
Guest accommodation — (M.E.D.)
Human scale
Interface
Kaitiakitanga
Kotahitanga
Legally defined parcel of land
Legibility
Lot
Main street
Manaakitanga
Master plan
Mātauranga
Mauritanga
Mineral extraction activity
Minor upgrading
Modulation
Natural surveillance
Neighbourhood block area — (M.E.D.)
Net site area — (M.E.D.)
Network utility operation
New neighbourhood entry lot
New neighbourhood hectare — (M.E.D.)
New neighbourhood net density — (M.E.D.)

Definition
Ngāi Tahu / Manawhenua
Office furniture, equipment and systems suppliers
One network approach
Orangatanga
Paved impermeable surface
Point strip
Potable water
Rangatiratanga
Residential activity — (M.E.D.)
Residential amenity
Rock fall hazard removal
Theatre
Tūrangawaewae
Wāhi taonga
Wāhi tapu
Waipuna
Wairuatanga
WELS*
Whanaungatanga
Window Control

\*Relocated to 'Abbreviation List'