

District Plan Review Definitions and Glossary

Draft - March 2014

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Definitions

This part of the Plan explains the extended meaning of words and phrases developed specifically for and as used in the context of the Plan. In all other instances, words and phrases used in the Plan are best defined using their ordinary dictionary meaning.

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, and is relied upon for the purpose of interpretation in this Plan, these terms are marked with an * and are quoted for information purposes only. Users should refer to the latest version of the relevant legislation in force.
3. All existing definitions in the operative Christchurch City and Banks Peninsula District Plans will continue to apply, including to this Plan, except where replaced by the definitions this Plan, until such time as all existing definitions are reviewed and replaced by this Plan.

A

Word/phrase	Definition	Related definitions
Access	<p>means that area of land over which vehicular and/or pedestrian access to legal road is obtained and includes:</p> <ul style="list-style-type: none"> • an access strip; • an access lot; and • an access way <p>but does not include a new neighbourhood entry lot.</p>	<p>Access lot Access strip Access way Lot New neighbourhood entry lot Road</p>
Access lot	<p>means any separate lot used primarily for access to a lot or to lots having no legal frontage. However, if that area of land is:</p> <ul style="list-style-type: none"> • wider than 6 metres, and • not legally encumbered to prevent the construction of buildings, <p>it is excluded from the definition of access lot.</p>	<p>Access Boundary Building Frontage Lot</p>
Access strip	<p>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:</p> <ul style="list-style-type: none"> • wider than 6metres, and • not legally encumbered to prevent the construction of buildings, <p>it is excluded from the definition of access strip.</p>	<p>Access Access lot Building Lot Site</p>
Access way	<p>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.</p>	<p>Access Reserve road Service lane</p>
Accessibility	<p>means the ability to reach a location or service within an acceptable amount of time, money and effort. It does not equate to mobility, which refers to ease of movement.</p>	

Accessory building	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 attached to a building and a swimming pool but not a family flat, balcony or similar structure (whether free-standing or attached to any building). An accessory building is not a residential unit.	Balcony Building Family flat Garage Principal building Residential activity Residential unit Site Sleep-out
Act	means the Resource Management Act 1991 and its amendments.	
Active transport	means transport modes that rely on human power, primarily walking and cycling.	
Adjoining	includes land separated from other land only by a road, railway, drain, water race, river or stream.	Road
Alcohol licence	means any licence under the Sale and Supply of Alcohol Act 2012 and its amendments.	
Allotment [refer S.218 RMA]	<p>means:</p> <p>any parcel of land under the Land Transfer Act 1952</p> <p>a. that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not;</p> <p style="padding-left: 20px;">the subdivision shown on the survey plan has been</p> <p style="padding-left: 40px;">i. allowed, or subdivision approval has been granted, under another Act; or</p> <p style="padding-left: 40px;">ii. a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or</p> <p>b. any parcel of land or building or part of a building that is shown or identified separately—</p> <p style="padding-left: 20px;">i. on a survey plan; or</p>	Adjoining Boundary Lot Site Subdivision

- ii. on a licence within the meaning of Part7A of the Land Transfer Act 1952; or
- c. any unit on a unit plan; or
any parcel of land not subject to the Land Transfer Act 1952; except that, for the purpose of this Plan, in the case of:
 - 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; and/or
 - 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.
- d.

Lot shall have the same meaning as allotment.

*Amenity values [refer S.2 RMA]	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.	Act
Anchor store	means a supermarket or department store.	Supermarket Department store
Annual exceedance probability (AEP)	means the probability that a flood event of a certain scale will occur in any given year.	
Annual individual fatality risk	means the probability or likelihood that an individual will be killed at their place of residence in the Port Hills in any one year as a result of cliff collapse, rockfall or boulder roll or mass movement.	
Approved building	means any building associated with a permitted activity	Building

or approved as part of a resource consent.

*Archaeological site
[refer S.2 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

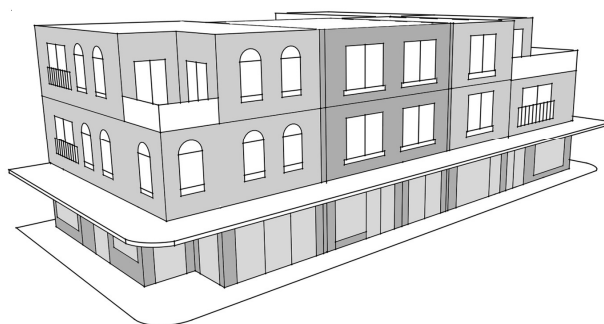
means both major and minor arterial roads.

Major arterial road
Minor arterial road
Road

Articulation

means the use of architectural details such as, but not limited to, verandas, porches, doors, gargoyles, windows, building materials, texture and colour to visually distinguish elements of the building and give vertical and/or horizontal emphasis to these features.

Building



B

Word/phrase	Definition	Related definitions
Balcony	means a structure which is part of a building, above ground floor level, roofed or unroofed and completely open to the weather on at least one side, except for a balustrade. For the purposes of residential activities, the structure must have direct and reasonable access to the residential unit which it serves.	Building Residential activity Residential Unit
Banks Peninsula	means that part of the Christchurch District within the Banks Peninsula Ward, as shown on Map ???.	Christchurch District
Boundary	<p>means any boundary of the net area of the net site. Site boundary shall have the same meaning as boundary.</p> <ul style="list-style-type: none"> • Internal boundary means any boundary of the net area of a site other than a road boundary. • Road boundary means any boundary of a site abutting a legal road (other than an access way or service lane) or road reserve or contiguous to a boundary of a road designation. <p>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 did not exist.</p>	Access way Building Frontage Net site area Point strip Road Road reserve Service lane Setback Site Site boundary
Brownfield	means previously used industrial land or commercial land, or land no longer required by a requiring authority for a designated purpose.	
Building	<p>means as the context requires:</p> <ul style="list-style-type: none"> • any structure or part of a structure whether permanent, moveable or immovable; and/or • any use, erection, reconstruction, placement, alteration or demolition of any structure or part of any structure in, on, under or over the land; • any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or 	Banks Peninsula District Plan Ground level Height Public artwork Reconstruction Residential unit

moveable, used on-site as a residential unit or place of business or storage;
but does not include:

- any scaffolding or falsework erected temporarily for maintenance or construction purposes;
- fences or walls of up to 2.0 metres in height, not used for advertising or for any purpose other than as a fence or wall;
- retaining walls which are both less than six square metres in area and less than 1.8 metres in height;
- structures which are both less than six square metres in area and less than 1.8 metres in height;
- masts, poles, radio and telephone aerials less than 6 metres above mean ground level;
- 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:

- any dam that retains not more than 3 metres depth, and not more than 20,000 cubic metres volume of water, and any stopbank or culvert;
- 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 2 metres above the supporting ground;
- stockyards up to 1.8 metres 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 may still be required to comply with the provisions of the District Plan.

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 re-erected, altered or substantially rebuilt, no part of any such building shall stand within the area between the building line and the relevant site boundary.	Building Existing Site Site boundary
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C

Word/phrase	Definition	Related definitions
Care home	means a facility providing rest home care within the meaning of the Health and Disability Services (Safety) Act 2001 and subsequent amendments thereto, 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.	Building
Carriageway	means that portion of the road that is formed and able to be used by vehicles, including cyclists and 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.	Parking area Road
CDM	(see comprehensive development mechanism)	Comprehensive development mechanism
CDM 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 Canterbury Regional Public Transport Plan 2012 (or any change to those routes during the lifetime of CDM).	CDM Key activity centres
Central City	means that part of the City contained within Bealey, Fitzgerald, Moorhouse, Deans and Harper Avenues.	
Central City Retail Precinct	means that area of land bordered by Oxford Terrace, Lichfield Street, High Street and Hereford Street.	Central City
Christchurch City Council Datum	means a drainage reference level 9.043m below Mean Sea Level (1937 Lyttelton Datum).	Council
Christchurch City excluding Banks	means that part of Christchurch District excluding Banks	Banks Peninsula

Peninsula Ward	Peninsula Ward, as shown on Map ???.	Christchurch District
Christchurch District	means the area under the jurisdiction of the Christchurch City Council.	Council
Cinema	means a place used for the projection of moving pictures.	
Collector roads	means roads as shown on Map ???. These are of little or no regional significance, except for the loads they place on the arterial network and should therefore be planned in conjunction with that network. Collectors collect and distribute local traffic within and between neighbourhoods and link rural communities. They link to the arterial road network and act as local spine roads, and often as bus routes within neighbourhoods, but generally do not contain traffic signals. Their traffic movement function must be balanced against the significant property access function which they provide. Collector roads are generally the roads classified as Main or Local Distributors in the road classification system in the Christchurch Transport Strategic Plan. Collector roads within the Central City are known as distributor roads.	Access Arterial roads Road
Commercial activities	means retail, office and other commercial service activities but does not include industrial activities.	Commercial services Industrial activity Office Retail activity
Commercial centre	means District, Neighbourhood and Local Centres, and Large Format Centres zoned in the District Plan Commercial Core, Commercial Fringe, Commercial Local, Commercial (Banks Peninsula) and/or Retail Parks.	Banks Peninsula District Centre District Plan Lodge Centre Neighbourhood Centre
Commercial services	means a business providing personal, property, financial, household, private or business services to the general public and includes, but is not limited to:	Gymnasium

- betting shops;
- copy and quick print services;
- financial and banking facilities;
- postal services;
- dry-cleaning and laundrette services;
- electrical goods repair services;
- footwear and leather goods repair services;
- hairdressing, beauty salons and barbers;
- internet and computers services;
- key cutting services;
- real estate agents and valuers;
- travel agency services;
- gymnasiums;
- optometrists; and
- movie and game hire

Community housing unit	means a residential unit supplied by the Council, Housing New Zealand or a registered community housing provider (under Part 10 of the Housing Restructuring and Tenancy Matters Act 1992) and which is offered for rental as social housing (as defined at Section 2 of the Housing Restructuring and Tenancy Matters Act 1992).	Council Residential unit
*Community infrastructure [refer S.197 LGA 2002]	means- a. land, or development assets on land, owned or controlled by the territorial authority to provide public amenities; and b includes land that the territorial authority will acquire for that purpose.	
*Contaminated land [refer S.2 RMA]	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	Development Site

	influences of the development site (site analysis).	
Core public transport routes	means routes along high-demand public transport corridors, connecting key activity centres and operating at high frequencies (at least a 15-minute frequency during peak periods and daytime inter peak).	Key activity centres
Corner site	means a site at the intersection of two roads with legal frontage to both roads.	Frontage Road Site
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. District council has the same meaning.	Act
Critical infrastructure	<p>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:</p> <ul style="list-style-type: none"> • Christchurch International Airport; • Lyttelton Port of Christchurch; • Gas storage and distribution facilities; • Electricity sub-stations, networks and distribution installations, including the electricity distribution network; • Supply and treatment of water for public supply; • Storm water and sewage disposal systems; • Telecommunications installations and networks; • Strategic road and rail networks (as defined in the Canterbury Regional Land Transport Strategy); • Petroleum storage and supply facilities; • Public health care facilities, including hospitals and medical centres; • emergency service facilities; and • New Zealand Defence Force facilities. 	Christchurch District Emergency service facilities Health care facility Hospital Road
Cycle lane	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.	Roadway

Cycle route	means a recommended route for cyclists through an area consisting of cycle ways, cycle lanes and/or streets, identified by signs.	Cycle lane Cycle way
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.	Access Adjoining Allotment Roadway

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D

Word/phrase	Definition	Related definitions
Day care facility	means land and/or buildings used for the care and/or education of elderly persons, persons with disabilities, or children under the age of six years, (other than those residing on the site) during the day or part of the day and for any period of less than eight consecutive days. Includes a pre-school, crèche, after-school care facility, kindergarten, kohanga reo or play centre, but does not include a school.	Building Kohanga reo Pre-school Site
Department store	means a retail store carrying a wide variety of merchandise and organised into various departments that sell goods such as apparel, furniture, appliances, electronics, household goods, toiletries, cosmetics, jewellery, toys and sporting goods, where no one merchandise line dominates.	
Detailed design statement	means a statement of the rationale for the design approach taken to the site and building design and any associated activity on the site.	Building Site
*Development contribution [refer S.107 LGA 2002]	means a contribution— a. provided for in a development contribution policy of a commercial authority; and b. calculated in accordance with the methodology; and c. comprising — ii. money; or iii. 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 Fringe Zone and Commercial Retail Park Zone at Belfast (emerging), Eastgate/Linwood, Hornby, North Halswell (emerging), Papanui/Northlands, Riccarton and Shirley/Palms.

District Plan	means the publicly notified District Plan for Christchurch District, and subsequent amendments.	Christchurch District
Drive-through services	means premises where the service offered or the product sold can be acquired by a customer while remaining in their vehicle, placing a request for the service/product at an order microphone or similar device, and then driving his/her vehicle through to a collection point where the service/product can be received. Such premises include facilities associated with food and beverage outlets, banks and car washes, but do not include service stations, unattended card key service stations and quick lubrication services. Drive-through services may be independent facilities or may form a component of another facility.	Food and beverage outlet Service station

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E

Word/phrase	Definition	Related definitions
Earthworks	means any excavation, depositing or other disturbance of earth, rock or soil on a site, including that which raises ground level or changes the profile of the landform, and that which involves the inclusion or insertion of 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. Earthworks include, but are not limited to, the construction of roads, tracks, firebreaks and landings, and ground shaping (recontouring), root raking and blading. Earthworks excludes cultivation of the soil for the establishment of crops or pasture.	Building Ground level Road Site
EDM	means enhanced development mechanism	
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 (or any change to those routes during the lifetime of EDM).	EDM Key activity centres
EDM qualifying supermarket	means a self-service retail shop, of not less than 1000m ² 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 Gross floor area
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.	EDM
Education activity	means the use of land and/or buildings for the provision of regular instruction or training in accordance with a systematic curriculum by suitably qualified instructors and includes their ancillary administrative, boarding/residential accommodation, religious, sporting, cultural and communal facilities. For the purpose of calculating the parking requirement it shall also be deemed to include any auditorium used, at least in part, for the education activity. Educational facility has the	Building

same meaning.

Elderly person	means a person over the age of 60 years or a person who qualifies for a permanent invalid's benefit 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.	
Elderly persons' housing complex	means a person over the age of 60 years or a person who qualifies for a permanent invalid's benefit 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.	Care home Elderly person Elderly person's housing unit
Elderly person's housing unit	means one of a group of residential units developed or used for the accommodation of elderly persons and where the group is either held under 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 elderly persons.	Elderly person Residential Unit
Elderly persons' retirement village	means any site or buildings used for elderly persons' housing in a care home that may also include self-contained units on the same site, with ancillary health, managerial, administrative, social, professional and retail activities limited to those associated with the provision of services to elderly persons residing on site. Note: Geriatric hospice and hospital care are subject to the health care facility standards.	Building Care home Elderly person Health care facility Hospital Retail activity Site
Electricity transmission network	means the national grid as defined in the National Policy Statement on Electricity Transmission 2008.	Network
Emergency service facilities	means those facilities of authorities which are responsible for safety and welfare of the people and property in the community and includes fire stations, ambulance stations, police stations and emergency coordination facilities.	

Entertainment facility	means the use of land and/or buildings principally for the public or private assembly of persons for the purpose of entertainment, whether a charge is made for admission or not. Includes theatres and cinemas, concert venues, display galleries and museums.	Building Cinema Theatre
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.	Building Subdivision
Event	in relation to the Temporary Buildings and Activities rules, means any temporary and organised activity including but not limited to organised gatherings, parades, festivals, film shoots, concerts, celebrations, multi-venue sports events of significant scale including fun runs, marathons, duathlons, triathlons.	Building
Existing	in relation to buildings and uses means lawfully in existence, approved or established, and lawfully continuing in existence.	Building

E

Word/phrase	Definition	Related definitions
Family flat	means self-contained living accommodation, whether contained within a residential unit or located separately to a residential unit on the same site, which is occupied by family member(s) who are dependant 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 dependant family members of the household living in the residential unit.	Residential unit Site
Farming	means the raising of crops or animals on land where the principal productive processes are based on the natural characteristics of the soils, and climate of or available to the site and includes accessory buildings, plant nurseries, and tree planting ancillary to that activity. It does not include the erection of residential units, earthworks, factory farming, woodlot forestry or forestry and intensive farming.	Accessory building Earthworks Factory farming Forestry Residential unit Site Woodlot forestry
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.	Ground level
*Financial contribution [refer S.108(9) RMA]	means the 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 the Maori Land Act 1993 unless that Act provides otherwise; or c. a combination of money and land.	Act

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, cafes and takeaway bars, and excludes supermarkets, except that within industrial zones it excludes supermarkets, restaurants and taverns.	Building Restaurant Site Supermarket Tavern
Freeboard	means the provision for flood level design estimate imprecision, construction tolerances and natural phenomena (e.g. waves, debris, aggradations, channel transition and bend effects) not explicitly included in the calculations for flood levels.	
Frontage	(see Boundary).	Boundary
Future development allotment	means an allotment encumbered to achieve the density required by the zone.	Allotment

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G

Word/phrase	Definition	Related definitions
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 laundry and/or a workshop. Garages may be located on a site other than the site of the residential unit.	Accessory building Building Residential unit Site
Greater Christchurch area of Christchurch District	means that part of Christchurch District within the Greater Christchurch area indicated on Map A in the Canterbury Regional Policy Statement, Chapter 6.	Christchurch District
Greenfield	means land not currently used for urban activities and which is generally rural land.	Urban activities
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 car parking spaces only, gross floor area shall exclude off-street parking and/or loading areas and contained within the building.	Building Loading area
Gross leasable floor area (GLFA)	<p>means the total sum of any floor areas (within the external walls for buildings or boundary for outdoor areas) designed or used for tenant occupancy but excluding:</p> <ul style="list-style-type: none"> • common lift wells and stairwells, including landing areas; • common corridors and halls (other than food court areas); • common toilets and bathrooms; • any parking areas required by the Plan; <p>and for the purposes of calculating car parking requirements, in addition to the exclusions above, the</p>	Building Boundary Cinema Food court Loading area Parking area

following shall also be excluded:

- common seating areas, including food court seating areas;
- lobby areas in cinemas.

Ground floor area	means the total area of the building measured from the exterior faces of the exterior walls at ground level.	Building Ground level
Grout	for the purposes of rule 5.8.2, grout 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 buildings for transient residential accommodation offered at a tariff, which may involve the sale of alcohol and/or food to in-house guests and food, with or without alcohol, to the public. Guest accommodation includes motels, motor and tourist lodges, hostels and camping grounds.	Building
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.	Building

H

Word/phrase	Definition	Related definitions
Habitable building	means any building occupied by persons for residential activity or guest accommodation and hotels.	Building Guest accommodation Hotel Residential activity
Habitable space	means all the spaces of a residential unit or a short term accommodation establishment excluding any bathroom, laundry, toilet, pantry, walk in wardrobe, corridor, hallway, lobby or clothes drying room.	Residential unit
Hazard mitigation works	means engineering works to prevent and control land instability, rockfalls, boulder roll and the extent of debris travel and includes the building of rockfall protection structures, the removal and/or relocation of source rock hazards, the mechanical fixing of rocks in-situ and the re-contouring of slopes and/or land.	
Health care facility	<p>means land and/or buildings used for the provision of physical and mental health services for people, including:</p> <ul style="list-style-type: none"> • hospitals and/or ancillary gymnasiums and/or pools which are a part of a hospital service and treatment programme; • care facilities for the elderly and/or the disabled which include medical facilities and may incorporate on-site accommodation; • base facilities for the provision of off-site health services, including medical centres, clinics and consulting rooms; in which consultations between health care professionals and patients occur; • accessory buildings and activities; <p>but excludes facilities used for:</p> <ul style="list-style-type: none"> • the promotion of physical fitness or beauty such 	Accessory building Building Gymnasium Hospital

as gymnasium and/or pools (except when ancillary to a hospital service or treatment programme);

- beauty clinics; and
- weight control clinics.

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 3500kg; but does not include a traction engine or 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:

Building
Central City
Ground level
Residential unit
Utility

radio and television aerials attached to a residential unit, provided that the maximum height normally

- a. permitted by the rules for the zone is not exceeded by more than 2.5 metres; and

finials, provided that the maximum height normally

- b. permitted by the rules for the zone is not exceeded by more than 1.5 metres.

lift shafts, plant rooms, water tanks, air conditioning units, ventilation ducts, chimneys and antennae and similar architectural features on buildings in all

Commercial and Industrial Zones including the Special Purpose (Wigram) Zone area, the Central City Business and Mixed Use Zones, the Cultural 4 Zone, the Living 5 Zone in the Central City, Central City Living Zone and the Special Purpose (Airport) Zone, provided they do not exceed an additional 6 metres or 20% of the height of a building

- c. (whichever is lesser) and not more than 25% of the plan area of a building.
- d. chimneys (not exceeding 1.1 metres in any direction) except allowed for in the Central City Living and L5 Zones under subclause I above.
- e. any utility or part of a utility with a horizontal dimension of less than 55 millimetres.

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 1 metre, in a 0.2% AEP (1 in 500 year) flood event (as identified in the Canterbury Regional Policy Statement, Chapter 11).	
High technology industrial activity	means: <ul style="list-style-type: none"> • communications technology development; • computer and information technology development; and • 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.	Residential unit
Hospital	means any facility providing hospital care within the meaning of the Health and Disability Services (Safety) Act 2001 and its amendments.	
Hotel	means any building and associated land where travellers' 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.	Alcohol licence Building Restaurant Travellers' accommodation activity

I

Word/phrase	Definitions	Related definitions
Impervious surfaces	means a continuous surface of concrete, bitumen or paving with open-jointed 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 not having solid floors.	Site
Indigenous vegetation	means a plant community in which locally indigenous species are important in terms of coverage, structure and/or species diversity.	
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, mineral extraction activity and quarrying.	Building High technology industrial activity Mineral extraction activity Quarrying

K

Word/phrase	Definition	Related definitions
Key activity centres	<p>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 Fringe, Commercial Retail Park and any adjoining open space zone.</p> <ul style="list-style-type: none"> • Papanui; • Shirley; • Linwood; • New Brighton; • Belfast; • Riccarton; • Halswell; • Spreydon; and • Hornby. 	Commercial centres Existing

L

Word/phrase	Definition	Related definitions
Landscaping	except in the Commercial, Retail Park and Industrial Zones, means the provision of tree and/or shrub plantings and may include any ancillary lawn, water, rocks, paved areas or amenity features. In the Commercial, Retail Park and Industrial Zones, landscaping means the provision of predominantly tree and/or shrub plantings and may include some ancillary areas of lawn or other amenity features. Landscaped area and landscaping strip shall have the same meaning.	Tree
Lane way	means a publically 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.	Access way Building Right-of-way Service lane Vehicle access
Legally defined parcel of land	means a continuous area of land whose boundaries are shown on a survey plan.	Boundary
*Level crossing [refer S.4 Railways Act 2005]	means: a) any place where – i) a railway line crosses a road on the same level, or ii) the public is permitted to cross a commercial 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.	Road
*Limited access road [refer S.346 LGA 1974]	means any road declared to be a limited access road under Section 346A or the corresponding provisions of any former enactment.	

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, school crossing point or traffic signal.	Roadway
Living area	means habitable space excluding bedrooms.	Habitable space
Local centre	means those areas zoned commercial local.	
Local roads	means any road not classified as either an arterial or collector road on Map ????. These roads function almost entirely for access purposes and are not intended to act as through routes for motor vehicles. Local roads are generally the roads classified as Typical or Slow Streets in the road classification system in the Christchurch Transport Strategic Plan.	Access Arterial roads Collector roads Road
Lot	(see allotment)	Allotment

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M

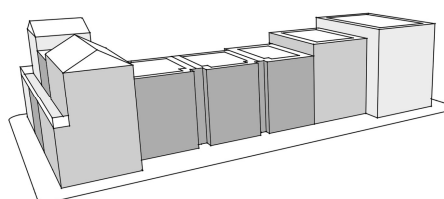
Word/phrase	Definition	Related definitions
Major arterial roads	as shown on Map ??? , means the dominant elements of the roading network which connect the major localities of the region, both within and beyond the main urban area, and link to the most important external localities. Some major arterials, particularly some state highways, serve an important by-pass function within Christchurch District, directing traffic through it to areas beyond. Major arterial roads cater especially for longer trips and generally link to other arterial roads and collector roads. They will be constructed and managed to minimise their local access function. Major arterials are generally the roads classified as State Highways and District Arterials in the road classification system in the Christchurch Transport Strategic Plan.	Arterial roads Christchurch District Collector roads
Major flood event	means either a 1 in 200 year rainfall event concurrent with a 1 in 20 year 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.	Access Garage Loading area Loading space Parking area Site Vehicle crossing
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 outdoor air in accordance with the Building Code under the Building Act 1991.	Habitable space
Minor arterial roads	as Shown on Map ??? , mean the connections between major arterial roads and inter-connections between the major rural, suburban, commercial and industrial areas. They may also define the boundaries of neighbourhood areas, along with major arterial roads. Generally, these roads cater for trips of intermediate length. They will generally connect to other minor and major arterial	Arterial roads Collector roads Major arterial roads Road

roads and to collector roads. Some of these roads are essential routes to more remote parts of the region and to recreation facilities. Minor arterials are generally the roads classified as Minor Arterials in the road classification system in the Christchurch Transport Strategic Plan.

Modulation

means the use of vertical and horizontal changes in building form and scale, including but not limited to, changes in roof height, building projections or recesses, to create clearly defined buildings or building elements.

Building Height



Motor-servicing facility

means land and 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).

Building

Multi-unit residential complex

means a group of three 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.

Residential unit

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N

Word/phrase	Definition	Related definitions
Neighbourhood centre	means the Commercial Core Zone and, where applicable, the Commercial Fringe Zone at Addington, Avonhead, Akaroa, Beckenham, Bishopdale, Bush Inn/Church Corner, Colombo South, Edgware, Fendalton, Ferrymead, Halswell, Lyttelton, Ilam/Clyde, Merivale, New Brighton, Parklands, Prestons (emerging), Redcliffs, Richmond, Stanmore/Worcester, Spreydon (Barrington), St Martins, Sumner, Sydenham, Sydenham South, Wairakei/Greers Road, Wigram (emerging), Woolston, Wainoni and Yaldhurst (emerging).	
Neighbourhood plan	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.	
Net density (Upper Styx)	<p>in relation to the area shown on the Outline Development Plan – Upper Styx, means the number of lots or household units per hectare (whichever is the greater). The area (ha) includes land for:</p> <ul style="list-style-type: none"> • Residential activities, including all open space and on-site parking associated with residential development; • Local roads and roading corridors, including pedestrian access and cycle ways, but excluding State Highways and major arterial roads; and • Local (neighbourhood) reserves. <p>The area (ha) excludes land that is:</p> <ul style="list-style-type: none"> • Stormwater retention and treatment areas; • Geotechnically constrained (such as land subject to subsidence or inundation) • Set aside to protect significant ecological, cultural, heritage or landscape values; • Set aside for esplanade reserves or access strips that form part of a larger regional or sub-regional reserve network; and • For local community services and retail activities, or for schools, hospitals or other district, 	<p>Access strip Cycle way Heritage values Hospital Lot Major arterial road Outline development plan Pedestrian access way Reserve Residential activity Retail activity Road</p>

regional or sub-regional facilities.

Net site area	in relation to a site or allotment, means the total area of the site or allotment less any area subject to a designation for any purpose, and/or any strip of land 6m or less in width, and/or any area of land where that land is the shared access for more than one site.	Access Allotment Site
*Network infrastructure [refer S.197 LGA 2002]	means the provision of roads and other transport, water, wastewater, and stormwater collection and management.	
*Network utility operation [refer S.166 RMA]	(See Network utility operator)	
*Network utility operator [refer S.166 RMA]	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 entry lot	means a separate lot in a New Neighbourhood Zone used primarily for vehicles to gain entry to a lot or lots and is legally encumbered to prevent the construction of buildings.	Building Lot
New neighbourhood target yield	<p>means the neighbourhood block area less:</p> <ul style="list-style-type: none"> • Stormwater detention and treatment areas; • Geo-technically constrained areas (e.g. areas that may be flood-prone); • Areas of significant ecological, cultural, heritage or landscape value; • Esplanade reserves or access strips; • Commercial or industrial activity; and • Schools, hospitals or other district, regional or sub-regional facilities. 	Access strip Hospital Reserve
Noise-sensitive activities	<p>means:</p> <ul style="list-style-type: none"> • residential activities, including family flats and any elderly persons' housing units or complex; • education activities including day care facilities, but not including flight training or other trade and industry training facilities within the Special Purpose (Airport) Zone or on other land zoned or legally used for commercial or industrial activities; • guest accommodation, except that which is designed, constructed and operated to a standard to mitigate the effects of aircraft noise on occupants within the airport noise contours; • health care facilities; and • any one or more of the following activities located in the Port Influences Overlay Area shown on the planning maps: • residential unit, or family flat, a habitable accessory building, or a residential activity; 	Accessory building Commercial activities Day care facility Education activity Elderly persons' housing complex Elderly persons' housing unit Family flat Guest accommodation Health care facility Hospital Industrial activity

- elderly persons' housing complex;
- education activities or day care facilities; and
- any health care facilities, including hospitals or convalescent homes, that contain sleeping facilities for any person.

Residential
activity
Residential unit
Trade and
industry
training facility

Noxious or offensive
activity

means;

- Blood or offal treating, bone boiling or crushing, dag
- a. 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, if carried out primarily for the purposes of producing energy, which singly or together have a maximum fuel-burning rate of 1000kg/hr or more carbonaceous fuels or those containing hydrocarbons or sulphur.
 - 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 opening burning of municipal, commercial or industrial wastes 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.

- I. Crematoriums.

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O

Word/phrase	Definition	Related definitions
Office	<p>means any of the following:</p> <ul style="list-style-type: none"> • administrative offices where the administration of an organisation, whether trading or non-trading, is conducted and includes bank administration offices; and • professional offices where professional services are available and carried out and includes the offices of accountants, solicitors, architects, surveyors, engineers and consultants 	
Outdoor living space	<p>means an area of open space required by this Plan to be provided for the exclusive use of the occupants of the residential unit to which the space is allocated and, for the Residential Medium Density Zone, can include indoor communal recreation and leisure areas for the benefit of all residents of the site.</p>	Residential unit Site
Outdoor service space	<p>means the area identified on the site for outdoor drying of washing and the storage of items such as BBQs, and gardening tools and equipment.</p>	Site
Outline development plan	<p>means a plan of a specified area which identifies, in a general manner, key features and constraints for the development of that land.</p>	
Outstanding natural features and landscapes	<p>means elements of the landscape or areas of land which have been identified in accordance with specific criteria as worthy of particular protection because they are striking or special by reason of their relative excellence within the context of Christchurch District, the protection of which would accord with the purpose of the Act and Section 6(b).</p>	Act Christchurch District

P

Word/phrase	Definition	Related definitions
Parking area	means that part of a site or building within which vehicle parking spaces are accommodated, and includes all parking spaces, manoeuvring areas and landscaping areas associated with vehicle parking on a site.	Site Building Landscaping Manoeuvre area
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. This includes parking spaces, manoeuvring areas, access and landscaping areas associated with the parking.	Access Building Landscaping Manoeuvre area Site
Parking lot	means 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. This includes parking spaces, manoeuvring areas, access and landscaping areas associated with the parking.	Access Landscaping Manoeuvre area Site

Paved impermeable surface	<p>in relation to any site means any part of that site which is impermeable and includes:</p> <ul style="list-style-type: none"> • Decks less than 1 metre in height above the ground immediately below; • Pools which protrude less than 1.0 metre in height above ground level; • Any area used for uncovered parking, manoeuvring, access or uncovered loading of motor vehicles; and • Any area with a continuous surface of concrete, bitumen or paving with open-joined slabs, bricks, 'gobi' or similar blocks. <p>The following shall not be included in the meaning of 'paved impermeable surface':</p> <ul style="list-style-type: none"> • Paths of less than 1 metre in width; and • Buildings 	Access Building Height Ground level Loading Site
Pedestrian access way	(see access way)	Access way
Plot ratio	<p>means the relationship between net floor area of the building and the net site area, and is expressed by the formula:</p> $\text{plot ratio} = \frac{\text{net floor area}}{\text{net site area}}$	Building Net floor area Net site area Residential floor area Residential floor area ratio Site
Plot ratio bonus	<p>means an allowance in the form of a credit of floor space, being additional floor space over and above that which may be provided under the plot ratio requirements of this Plan.</p>	Plot ratio
Point strip	<p>means a strip of land generally not more than 0.2 metres wide, created along the side or end of a road, where the presence of the formation of that road provides a benefit to other owners of contiguous land who have the potential to subdivide or develop that land, and who should contribute a fair and reasonable share in the costs of construction and, where applicable, land value.</p>	Road

Port activities	<p>means the use of land, wharves, plant, equipment, buildings and other port facilities and structures for:</p> <ul style="list-style-type: none"> • cargo handling and passengers; • port administration; • maintenance and repair facilities; • ship and boat building activities; • warehouses, storage areas and facilities; • and car-parking areas; • and activities associated with: <ul style="list-style-type: none"> • berthing • departure and surface movements of ships. 	Building
Potable water	<p>means drinking water which complies with the Drinking Water Standards for New Zealand 2005 (Revised 2008) or any substitution or amendment to this standard.</p>	
Pressurised injection	<p>for the purposes of rule 5.8.2, means injection of grout at more than 25 bar at the pump.</p>	Grout
Principle building	<p>means a building, buildings or part of a building accommodating the activity for which the site is primarily used.</p>	Building Site
*Private way [refer S.315 LGA 1974]	<p>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.</p>	
Public artwork	<p>within the Central City 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.</p>	Building Central City Council Outdoor advertisement

Public floor area (PFA)	<p>means the sum of all floor areas 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:</p> <ul style="list-style-type: none"> • lift wells, including the assembly area outside the lift doors for a maximum depth of 2 metres; • stairwells, including landing areas; • toilets and bathrooms; and • parking and/or loading areas. 	Boundary Building Parking area Loading area
Publicly accessible space	<p>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.</p>	Access way Lane or Lane way
Public transport facility	<p>means land and buildings used for scheduled passenger transport services and ancillary facilities. The ancillary facilities may include 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.</p>	Building

R

Word/phrase	Definition	Related definitions
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.	Access Industrial activity Site
Rear allotment	means an allotment created with no frontage other than an access to a road.	Access Allotment Frontage Road
Reconstruction	in relation to a protected heritage building, place, or object located within the Central City, means to rebuild a portion of a damaged heritage item to a documented earlier form, scale and design. Reconstruction can include the use of both retrieved heritage fabric, original materials and/or new materials. It may also include building code upgrades which are likely to be needed to meet relevant standards, as part of the reconstructed area. Minor changes to the scale, form, design and footprint of the original building can be included as a component of reconstruction.	Building Central City
Recreation activity	means the use of land and buildings for the primary purpose of recreation and entertainment by the members of more than one residential unit. Recreation facility has the same meaning.	Building Residential unit
Relocatable building	means a building easily capable of and intended for relocation either in part or whole to another site.	Building Site
Relocation of a building	means land and buildings used for scheduled passenger transport services and ancillary facilities. The ancillary facilities may include bus bays, taxi ranks, drop-off and pick-up points, cycle parking, shelters, waiting rooms,	Building Site

ticket office, information centre, luggage lockers, public toilets, showers and changing rooms.

Repair and maintenance	<p>in relation to a protected heritage building, place, or object located within the Central City, means making good any decayed or damaged fabric to a documented earlier form and design.</p> <p>Repairs may include the use of retrieved heritage fabric, original materials and/or new materials, only where the use of new materials is necessary to provide significantly better performance, and may also include building code upgrades which are likely to be needed to meet relevant standards, as part of the repaired area.</p> <p>Repairs and maintenance also includes general maintenance and regular protective care such as cleaning or preparing and repainting already painted surfaces. Where the heritage item is a park, garden, or setting, repairs and maintenance includes general grounds maintenance and pruning, but does not include the establishment of new paths, driveways, fencing or garden structures or the removal of mature specimen trees that are in a healthy condition.</p>	<p>Building Central City Heritage fabric Setting Tree</p>
Reserve	<p>means a reserve within the meaning under the Reserves Act 1977.</p>	
Residential allotment	<p>means an allotment created to contain a residential activity.</p>	<p>Allotment Residential activity</p>
Residential building platform	<p>means that area of a site equal to the ground floor area of the residential unit plus 1.8m extending beyond its foundations.</p>	<p>Building Ground floor area Residential unit Site</p>
Residential floor area ratio	<p>means the sum of all residential floor areas on a site divided by the net site area of that site (prior to subdivision).</p>	<p>Net site area Plot ratio Residential</p>

	(See also residential floor area and plot ratio for non-residential activities)	floor area Site Subdivision
Residential unit	<p>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:</p> <ul style="list-style-type: none"> • a building used for emergency or refuge accommodation shall be deemed to be used by a single household; • 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; • a residential unit may include no more than one family flat as part of that residential unit; and • a residential unit may be used as a holiday home provided it does not involve the sale of alcohol, food or other goods. 	Accessory building Building Family flat Residential activity Site
Restaurant	<p>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.</p>	
Retail activity	<p>means the use of land or buildings for displaying or offering goods for sale or hire to the public and includes, but is not limited to, food and beverage outlets, food courts and commercial mail order or internet-based transactions. It excludes trade suppliers, yard-based suppliers, service stations and second-hand goods outlets.</p>	Building Food and beverage outlet Food court Second-hand goods outlet Service station Trade supplier Yard based supplier
Retailing	<p>means both retail activities and commercial services.</p>	Commercial services Retail activity

Reverse sensitivity	means the effect on existing activities from the introduction of new activities into the same environment, where the new activities may raise concerns or complaints regarding the effects of existing activities which could lead to restrictions being placed on the existing activities.	Existing
Right-of-way	Right-of-way (see Access)	Access
*Road [refer S.315 LGA 1974]	<p>means the whole of any land which is within a district and which;</p> <ul style="list-style-type: none"> a. immediately before the commencement of the 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— 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: 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;— f. 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)	Boundary Road
Road reserve	means a Local Purpose Reserve (Road) within the meaning under the Reserves Act 1977.	Road
Rural activity	means the use of land or buildings for the purposes of agricultural, horticultural or pastoral farming; intensive livestock management; boarding or training of animals; outdoor recreation activity; or forestry; and may include a residential unit.	Agricultural, horticultural or pastoral farming Building Forestry Intensive livestock management Recreation activity Residential unit
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. Rural roads are generally the roads classified as Rural or Semi-rural in the road classification system in the Christchurch Transport Strategic Plan.	Adjoining Christchurch District Road
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 either 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.	Building Rural produce

S

Word/phrase	Definition	Related definitions
Second-hand goods outlet	<p>means a business primarily engaged in selling pre-used merchandise and includes:</p> <ul style="list-style-type: none"> • antique dealers; • auctioneers; • charity shops; • pawnbrokers; • second-hand shops; • demolition goods and materials; and • trade-in goods 	
Sense of place	<p>means the combination of characteristics (including historic, social, cultural, natural and built characteristics) that makes a place unique and distinctive, and the human experience of these over time.</p>	
Sensitive areas	<p>means any Conservation, Rural, Open Space, Residential or Cultural Zone shown on the planning maps, and esplanade reserves or strips.</p>	
Service industry	<p>means the use of land and buildings for the transport, storage, maintenance or repair of goods and vehicles, the hire of commercial and industrial equipment and machinery.</p>	Building
Service lane	<p>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.</p>	Access Council
Service station	<p>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:</p> <ul style="list-style-type: none"> • 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; 	Heavy vehicle Industrial activity Site

- 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
- truck stops;
- inspection and certification of motor vehicles; and
- the ancillary sale of other goods for the convenience and comfort of service station customers;

but shall not include any industrial activity.

Setback	<p>means the distance between a building and the boundary of its site. Where any building is required to be set back from any site boundary, no part of that building, unless specifically permitted by the rules in the Plan, shall be closer to the site boundary than the minimum distance specified. Where any road widening is required by this Plan, the setback shall be calculated from the proposed final site boundary.</p>	<p>Boundary Building Road Site Site boundary</p>
Sheltered housing	<p>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.</p>	<p>Residential unit Site</p>
Significant indigenous vegetation	<p>means indigenous (native) trees, forest, scrub, tussock grassland, coastal vegetation, wetland and saltmarsh and other indigenous vegetation in any of the following forms:</p> <p style="padding-left: 40px;">Indigenous trees, forest and scrub</p> <ul style="list-style-type: none"> • Any old-growth podocarp/hardwood forest or beech forest which contains <i>Dacrydium dacrydioides</i> (kahikatea), <i>Podocarpus totara</i> (totara), <i>Phallia</i> (totara) <i>Prumnopitys taxifolia</i> (matai), <i>Prumnopitys ferruginea</i> (miro), <i>Libocedrus bidwillii</i> or <i>Nothofagus</i> spp trees; or any mature individual trees of these species. • A contiguous area of 0.5ha or more of regenerating podocarp/hardwood forest or beech forest or mixed hardwood forest 	<p>Banks Peninsula Indigenous vegetation Tree Wetland</p>

dominated by native trees e.g. *Melicytus ramiflorus* (mahoe), *Pseudopanax arboreus* (fivefinger), *Pittosporum eugenioides* (lemonwood), *Fuchsia excorticata* (fuchsia), *Hoheria angustifolia* (lacebark), *Plagianthus regius* (ribbonwood), *Pennantia corymbosa* (kaikomako), *Sophora microphylla* (kowhai), *Hedycarya arborea* (pigeonwood), *Myoporum laetum* (ngaio).

- Mature and regenerating kanuka forest (*Kunzea ericoides*) in the Port Hill Ecological District with any individual kanuka plant more than 4m tall and occupying a contiguous area of 0.25 hectares or more.⁵⁷
- Mature and regenerating kanuka forest (*Kunzea ericoides*) in Herbert, Akaroa or Ellesmere Ecological Districts, with any individual kanuka plant more than 6m tall and occupying a contiguous area of 0.5 hectares or more.
- Lower altitude mixed scrub – contiguous area of 0.5ha or more in which mature specimens of any of the following genera: *Olearia*, *Hebe*, *Pseudopanax*, *Fuchsia*, *Griselinia*, *Pseudowintera* and *Coprosma* form the dominant cover.
- Subalpine mixed scrub with generally continuous canopy of native species in which mature specimens of any of the following genera: *Dracophyllum*, *Olearia*, *Hebe*, form the dominant cover.
- Lower altitude small-leaved shrubland dominated by small-leaved *Coprosma* species, *Muehlenbeckia complexa*, *Helichrysum lanceolatum*, *Melicytus alpinus*, *Carmichaelia australis* and/or *Discaria toumatou* (matagouri) occupying a contiguous area of 0.1 hectares or more and where canopy cover of all native shrub species exceeds 15%.
- Communities of boulder fields, bluffs and talus slopes (i.e. rock), that have rock cover that is over 40% and 30% or more indigenous vegetation cover that is made up of mosses and lichens and/or any of the following species: *Sophora prostrata*, *Podocarpus hallii*, *Phormium tenax*, *P cookianum*, *Carmichaelia*

australis, Muehlenbeckia complexa,
Melicytus alpinus, Corokia cotoneaster,
Fuchsia excorticata, F perscandens, F
excorticata X perscandens, Hebe strictissima,
H salicifolia, Coprosma spp..'=

- Mixture of significant indigenous vegetation types described above, occupying an area of 0.5ha or more.⁵⁸

Indigenous tussock grassland

- Tall tussockland and/or tall tussock shrubland in which native snow tussock (Chionochloa) and/or Dracophyllum accounts for 15%.⁵⁹
 - A contiguous area of short tussockland in which native fescue/hard tussock (Festuca novae-zelandiae) and native inter-tussock species accounts for 20% or more of canopy cover.⁶⁰
- b.
- A contiguous area of over 1.0 hectare of short tussockland in which native silver tussock (Poa cita) and native inter-tussock species account for 30% or more of canopy cover.

Indigenous coastal vegetation

- Coastal dunes, interdunes, and foreshore communities, including those with Desmoschoenus spirals (pingao)
- c.
- Coastal shrubland communities, such as those at Okains Bay, Lake Forsyth/Wairewa, Birdlings Flat and on the Kaitorete Barrier/Spit, and those providing habitat and the yellow-eyed penguin.

Indigenous wetland vegetation

- Naturally occurring freshwater marsh, fen, swamp, flush and aquatic vegetation, including closely associated riparian vegetation, in which native species of the following genera are present: Typha (raupo), Cortaderia (toetoe), Phormium (flax), Carex (sedges), Eleocharis (spike rush), Potamogeton (pond weed), Sphagnum (sphagnum moss), Isolepis, Schoenus.
- d.
- Saltmarsh vegetation in which any of the

following native species are present: *Zostera* (seagrass), *Plagianthus divaricatus* (saltmarsh ribbonwood), *Juncus kraussii* (sea rush), *Apodasmia similis* (jointed rush), *Selliera radicans*, *Samolus repens* (sea primrose), *Sarcocornia quinqueflora* (glasswort), *Mimulus repens* (native musk), *Puccinellia distans* (saltmarsh grass), *Schoenoplectus* spp

Threatened indigenous plant species

- An area of vegetation which provides a habitat of threatened indigenous plant species found within
- e. the Banks Peninsula District as listed in Appendix III or the latest version of the national threatened species listing.

⁵⁷ The height reached by mature kanuka varies across the Peninsula depending on rainfall, aspect, soil type and exposure. In drier areas, significant mature kanuka vegetation may only reach 4 metres. This is used as the threshold height in the Port Hills Ecological District to ensure that the values of the small patches of kanuka in these drier areas are recognised. However, a 6 metre threshold and 0.5 hectare area is appropriate for the wetter Ecological Districts. It is acknowledged that this means that large amounts of tall kanuka in the wetter areas will be recognised as significant.

⁵⁸ Succession from open shrublands to closed forest cover is occurring on the BP so that the types described in a(i) to a(vii) often merge into each other and can change depending on local environmental conditions and land management practices.

⁵⁹ Threshold recognises that this vegetation is very unusual on BP and rarely occurs at densities over 15%.

⁶⁰ The % cover thresholds that are used for short tussock grasslands recognise that native plant cover between the tussocks (inter-tussock) can be an important component of the vegetation type. Silver and fescue tussock can be difficult to distinguish, often form mixes, and vary in density in different parts of the Peninsula due to environmental factors and pastoral management regimes. Fescue tussock is much less common than silver tussock.

Site	<p>means an area of land or volume of space shown on a plan with defined boundaries, whether legally or otherwise defined boundaries, and includes:</p> <ol style="list-style-type: none"> 1. an area of land which is: <ol style="list-style-type: none"> a) comprised in a single allotment, or other legally defined parcel of land and held in a single certificate of title; or b) comprised in a single allotment or legally defined parcel of land for which a separate certificate of title could be issued without further consent of the Council; <p>being in any case the smaller land area of (a) or (b); or</p> 2. an area of land which is comprised of 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, except that in the Living H, HA and HB Zones where one of the parcels is created for the purpose of a garageable space the parcels do not need to be adjoining; or 3. an area of land which is comprised of two or more adjoining certificates of title where such titles are: <ol style="list-style-type: none"> a) subject to a condition imposed under Section 77 of the Building Act 2004 or; b) held together in such a way that they cannot be dealt with separately without the prior consent of the Council; 4. in the case of land subdivided under the cross lease or company lease systems (other than strata titles), site shall mean an area of land containing: <ol style="list-style-type: none"> a) a building or buildings for residential or business purposes with any accessory building(s), plus any land exclusively restricted to the users of that/those building(s); or b) a remaining share or shares in the fee simple creating a vacant part(s) of the whole for future cross lease or company lease purposes; and 5. in the case of land subdivided under the Unit Titles Act 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; and 6. 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. 	Lot
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7. In the case of the Cultural 4 Zone, site shall mean all the land contained within the Cultural 4 Zone boundary used for tertiary education and research activities for each institution as follows:

- University of Canterbury - east of Ilam Road.
- University of Canterbury - west of Ilam Road.
- Christchurch College of Education.
- Christchurch Polytechnic - Central Site.
- Christchurch Polytechnic - Sullivan Avenue Site.

Site also shall include the access to the site.

Site boundary	(see Boundary)	Boundary
Site - front	means a site having one or more frontages to a road or private road, such frontage to be not less than 6 metres.	Frontage Road Site
Site - rear	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.	Access Access strip Road Site
Sleep-out	means an accessory building or part of an accessory building with a gross floor area of no more than 25 square metres designed for sleeping accommodation only, which is not self-contained except for the provision of a toilet and/or bathroom and which is located no more than 40 metres from the residential unit on the same site, to which it is accessory.	Accessory building Gross floor area Residential unit Site
Social housing	means residential units owned by Housing New Zealand, the Christchurch City Council, or a not-for-profit housing trust and where the provision of those units is to help low income households and other disadvantaged groups to access affordable housing.	Council Residential unit
Strategic infrastructure	means those necessary facilities, services and installations which are of greater than local importance, and can include infrastructure that is nationally significant. The following are examples of strategic	Electricity transmission network Strategic

	<p>infrastructure:</p> <ul style="list-style-type: none"> • Strategic transport networks; • Christchurch International Airport; • Lyttelton Port of Christchurch; • Bulk fuel supply infrastructure including terminals, wharf lines and pipelines; • Defence facilities; • Strategic telecommunication facilities; • The electricity transmission network; and • Other strategic network utilities. 	<p>transport networks Utility</p>
Strategic road network	<p>includes state highways and major arterial roads as defined in this plan.</p>	<p>Arterial roads Major arterial roads Road</p>
Strategic transport networks	<p>means:</p> <ul style="list-style-type: none"> • the strategic road network; • the rail network; and • the region's core public passenger transport operations and significant regional transport buns such as Christchurch International Airport and Lyttelton Port of Christchurch. 	<p>Road Strategic road network</p>
*Subdivision [refer S.218 RMA]	<p>means—</p> <p>(a) the division of an allotment—</p> <p>(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</p> <p>(ii) by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or</p> <p>(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</p> <p>(iv) by the grant of a company lease or cross lease in respect of any part of the allotment; or</p> <p>(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</p> <p>(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</p>	

is prohibited by Section 226,—
and the term subdivide land has a corresponding
meaning.

Supermarket

means an individual retail outlet that sells a
comprehensive range of:

- food, beverage and other disposable goods such as fresh meat and produce; chilled, frozen, packaged, canned and bottled foodstuffs and beverages; and general housekeeping and personal goods; and
- other household supplies comprising not more than 20 per cent of all products offered for sale as measured by retail floor space.

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I

Word/phrase	Definition	Related definitions
Tavern	means any land or building which is the subject of an alcohol licence authorising the sale 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).	Alcohol licence Building Guest accommodation Restaurant
Temporary buildings and activities	<p>outside of the Central City means buildings and activities that are intended not to be permanent. Temporary buildings and activities include but are not limited to:</p> <ul style="list-style-type: none"> ○ temporary buildings ancillary to an approved building or construction project; ○ 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; ○ temporary buildings and activities following from a natural disaster, such as public artworks; recreation activities; and the temporary raising of buildings for foundation repairs; but excludes temporary accommodation authorised under the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011 and workers' temporary accommodation. <p>Note: Temporary buildings may still be required to comply with the provisions of the Building Act 2004.</p>	Approved building Building Central City Public artwork Recreation activity
Tertiary education and research activity	means land and/or buildings used for the provision of teaching or training and/or related research; commercial research and laboratories; and ancillary	Building Retailing

administrative, cultural, communal, accommodation, retailing and recreation facilities.

Theatre	means a place where live dramatic performances are staged and may include a place used for the projection of moving pictures.	
Trade and industry training facility	means land and/or buildings used for occupational training in the skills of engineering, building, manufacturing and other industrial activities. For the purpose of the Special Purpose (Airport) Zone, such facilities also include aviation-related training.	Building Industrial activity
Trade supplier	<p>means a business engaged in sales to businesses and institutional customers and may also include sales to the general public, and wholly consists of suppliers of goods in one or more of the following categories:</p> <ul style="list-style-type: none"> • automotive and marine suppliers; • building suppliers; • catering equipment suppliers; • farming and agricultural suppliers; • garden and patio suppliers; • hire suppliers (except hire or load of books, video, DVD and other similar home entertainment items); • industrial clothing and safety equipment suppliers; and • office furniture, equipment and systems suppliers. 	Automotive and marine supplier Building supplier Farming and agricultural supplier Garden and patio supplier Office furniture, equipment and systems suppliers.
Transport system	means all infrastructure, services, mechanisms and institutions that contribute to providing for transport.	
Travel demand management	means using a range of methods to change travel behaviour (how, when and where people travel).	
Travel plan	<p>means a plan which sets out how travel demand is to be managed for a site or activity to:</p> <ul style="list-style-type: none"> • maximise the efficient use of transport systems; and 	Active transport Site Transport system

- to promote the use of more sustainable and active transport modes such as active transport, public transport and carpooling as alternatives to sole occupancy private cars.

Tūrangawaewae means place of belonging.

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U

Word/phrase	Definition	Related definitions
Urban activities	<p>means activities of a size, function, intensity or character typical of those in urban areas and includes:</p> <ul style="list-style-type: none"> • residential units at a density equivalent to more than one residential unit per 4 ha of site area; • industrial and commercial activities; • sports fields and recreation facilities that service the urban population (but excluding activities that require a rural location); and • any other land use that is to be located within the existing urban area or new Priority Areas for development identified in the Canterbury Regional Policy Statement, Chapter 6, on Map A. 	Commercial activity Industrial activity Residential unit
Urban activities (Upper Styx and Rural 3)	<p>in relation to the area shown on the Outline Development Plan – Upper Styx and Rural 3, means</p> <ol style="list-style-type: none"> i. Residential units (except rural-residential activities) at a density of more than one household unit per 4 ha of site area; ii. Business activities, including industrial and commercial activities; iii. Sports fields and recreation activities; and <p>Any other land use within the urban limits.</p>	Commercial activities Industrial activity Outline development plan Recreation activity Residential unit Site
Utility	<p>means:</p> <p>transformation, transmission, generation or distribution of electricity provided by network utility operators or requiring authorities including:</p> <ol style="list-style-type: none"> a. <ul style="list-style-type: none"> • transmission lines and associated equipment; and • private connections to such utilities. b. telecommunication and radio communication facilities including: 	Accessory building Network utility operator

- transmitting/receiving devices such as aerials, dishes, wires, insulators, castings, tunnels and associated equipment; and
- support structures such as towers, masts and poles and accessory buildings, and private receiving dish antennae;

pipes for the distribution or transmission of petroleum or natural or manufactured gas, and

- c. necessary incidental equipment provided by network utility operators or requiring authorities, and private connections to such utilities;

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:

- d.
- private stormwater facilities connecting to such utilities; and
 - necessary incidental equipment including pumping stations provided by network utility operators or requiring authorities and private connections to such utilities;

lighthouses, meteorological facilities, navigational

- e. aids and beacons including approach control services within the meaning of the Civil Aviation Act 1990.

V

Word/phrase	Definition	Related definitions
Vegetation clearance	means the felling or clearing of significant indigenous vegetation by means, including but not limited to, cutting, crushing, cultivation, chemical application or burning. Clearance of vegetation shall have the same meaning.	Indigenous vegetation Significant indigenous vegetation
Vehicle access	(see Access)	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).	Site Vehicle access
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 by this Plan and includes any culvert, bridge or kerbing.	Carriageway Road Road boundary Site
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.	Site
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.	Building
Visibility splay	means an area to be kept clear from obstruction to allow good visibility of other road users.	Road

W

Word/phrase	Definition	Related definitions
Warehousing and distribution activities	means a building used for the storage and sorting of materials, goods or products pending distribution.	Building
Waste management area	means the area identified on the site for the storage of rubbish and recycling for collection.	Site
Window	means a glazed section in any plane where the sill is closer than 1.6 metres vertically from the floor.	
Woodlot forestry	means the use of land not exceeding four hectares in area per farm for the planting and tending of trees that are to be harvested at a later date and that are ancillary and incidental to farming.	Farming

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Y

Word/ phrase	Definition	Related definition
Yard-based supplier	<p>means any retail activity 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 weatherproofed building. For the purpose of this definition, areas of a site providing rear access and all other areas devoted to customer, staff and service vehicle access and parking (including parking driveways) are not to be included in the extent of yard area devoted to sales or display. Drive-in or drive-through covered areas devoted to storage and display of construction materials (including covered vehicle lanes) will be deemed yard space for the purpose of this definition.</p>	<p>Access Building Retail activity Site Vehicle access</p>

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Glossary

This part of the Plan explains, for information purposes only, the purpose of documents outside of but referenced in the Plan.

Document	Dated	Purpose	Acronym / Abbreviation
Airport Authorities Act	1966	Consolidates and amends the Local Authorities Empowering (Aviation Encouragement) Act 1929 and its amendments and confers powers on certain local authorities and other powers in respect of airports.	
Banks Peninsula Water Management Zone Implementation Programme	2012	Provides recommendations to councils on water management within Banks Peninsula; prepared by community and council zone representatives under the CWMS.	
Belfast area Plan	210	Provides the framework for land-use planning and public expenditure during the next 30 years. It reflects how the local community wishes the settlement to develop and grow; ensures that growth is integrated with service provision such as transport; provides flexibility to remain consistent with the community's evolving views; and outlines how the environmental values of Belfast and its surrounds are to be maintained.	BAP
Building Act	2004	Provides for the regulation of building work, the licensing of building practitioners and the setting of performance standards	

for buildings so as to ensure that buildings will protect against injury or illness; contribute to health, well-being and physical independence; have means of escape from fire; and promote sustainable development.

Canterbury Earthquake (Resource Management Act Permitted Activities) Order	2011	Enables the Council to permit temporary accommodation for displaces people and businesses that would otherwise not comply with the City and District Plans.	
Canterbury Regional Land Transport Strategy 2012-2042	2012	Sets the strategic direction for land transport within the Canterbury region.	RLTS
Canterbury Regional Policy Statement 2013	2013	Sets the framework for resource management in Canterbury	
Canterbury Regional Public Transport Plan	2012	Sets out the policy framework within which all of our public transport services operate in the region.	
Canterbury Water Management Strategy	2009	Provides a collaborative framework for managing Canterbury's water resources over a 30 year period	CWMS
Christchurch Central Recovery Plan	2012	Provides direction for future development of central Christchurch.	
Christchurch City Council Biodiversity Strategy 2008-2035	2008	Provides a vision of what could be achieved for biodiversity and a guide for the Council and others involved in the protection and enhancement of local biodiversity.	Biodiversity Strategy

Christchurch City Council Climate Smart Strategy 2010-2025	2010	Provides direction for community and Council responses to the impacts and opportunities presented by climate change.	Climate Smart Strategy
Christchurch City Council Infrastructure Design Standard	2013	Includes recommendations on matters to consider when designing infrastructure.	IDS
Christchurch City Council Public Open Space Strategy 2010-2040	2010	Provides a framework to guide the provision and development of all public open space within Christchurch and Banks Peninsula for a 30 year period.	Public Open Space Strategy
Christchurch City Council Surface Water Strategy 2009-2039	2009	Directs the Council's decision-making relating to surface water.	Surface Water Strategy
Christchurch City Council Water Supply Strategy 2009-2039	2009	Provides a guide for future asset management and planning processes for the public water supply	Water Supply Strategy
Christchurch Economic Development Strategy 2013	2013	Brings together views of businesses and agencies in the region to identify long-term growth goals and priorities to 2031.	
Christchurch Transport Strategic Plan 2012-2042	2012	Provides non-statutory direction for transport planning in Christchurch.	Christchurch Transport Strategic Plan
Civil Aviation Act	1990	Establishes rules of operation and divisions of responsibility within the New Zealand civil aviation system in order to promote aviation safety, ensure that New Zealand's obligations under international aviation agreements are implemented and consolidates and amends the law relating to civil	

aviation in New Zealand.

DIN 4150-3: 1999 Structural Vibration- Effects of Vibration on Structures (Foreign standard)	1999	Contains data for use in the determination and assessment of actions-caused vibrations on buildings which have been designed for predominantly stationary loading, where data of this nature are not given in other standards or directives.	DIN 4150
Draft Waste Management and Minimisation Plan 2013	2013	Sets out the Council's policies for waste management and minimisation.	
Drinking Water Standards for New Zealand	2005 (revised 2008)	Provides requirements for drinking water safety by specifying the maximum amounts of substances, organisms, contaminants or residues that may be present in drinking water, criteria for demonstrating compliance with the Standards and remedial action to be taken in the event of non-compliance with the different aspects of the Standards, to assist in the management of public and private drinking-water suppliers.	
Edgware Village Master Plan	December 2013	Provides a community-agreed vision and framework within which the Council, organisations and individuals can make decisions that support Edgware village's rebuild and recovery.	
Electricity Act	1992	Provides for the regulation, supply, and use of electricity in New Zealand, including associated public health and safety and prevention of damage to property in respect of its supply and use.	
Erosion and Sediment Control guideline	2007	Provides information that helps people to minimise the adverse	

		environmental effects of surface erosion and the discharge of sediment from the development of land.
Exploring New Housing Choices for Changing Lifestyles	2012	Looks at new housing solutions for Christchurch in response to the changing lifestyles and urban growth challenges of the twenty-first century.
Fencing of Swimming Pools Act	1987	Promotes the safety of young children by requiring the fencing of certain swimming pools.
Government Roding Powers Act	1989	Contains the road controlling powers of the Minister of Transport (in relation to government roads) and the New Zealand Transport Agency, which has the function of managing the State highway system, and creates offences for particular activities that may damage or interfere with a road.
Greater Christchurch Transport Statement	2012	Provides an overarching framework for integrated transport planning and network development within the Greater Christchurch area.
Greater Christchurch Urban Development Strategy and Action Plan 2007	2007	Provides strategic direction for managing urban development in the Greater Christchurch area.
Guidance: Repairing and Rebuilding Houses Affected by the Canterbury Earthquakes	2012	Provides robust and well-balanced engineering solutions for repairing and rebuilding earthquake-damaged houses in the Canterbury region.

Health and Disability Services (Safety) Act	2001	Underpins the certification of healthcare services.	
Health and Safety in Employment (Asbestos) Regulations	1998	Regulates working with asbestos and products that contain asbestos.	
Heavy Motor Vehicle Regulations	1974	Allows road controlling authorities to restrict the movement of heavy vehicles to prevent damage to roads and bridges of limited strength.	
Historic Places Act	1993	Promotes the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand.	
Health Promotion and Sustainability through Environmental Design		Provides a resource for planners in assessing the health impacts of developments in urban environments.	
Land Transfer Act	1952	Consolidates and amends certain enactments relating to the registration and transfer of title to land.	
Land Use Recovery Plan	2013	Provides direction to ensure that efforts to restore and enhance greater Christchurch are well coordinated and facilitate a timely and expedited process for recovery from the effects of the Canterbury earthquakes.	LURP
Local Government Act	1974	Consolidates and amends the law relating to the reorganisation of the districts and functions of local authorities, to make better provision for the administration of	LGA 1974

those functions which can most effectively be carried out on a regional basis, and to make provision for the establishment of united councils, regional councils, district councils, district community councils and community councils, and to consolidate and amend the provisions of other Acts relating to the powers and functions of regional councils, united councils and territorial local authorities.

Local Government Act	2002	<p>Provides for democratic and effective local government that recognises the diversity of New Zealand communities by stating the purpose of local government, providing a framework and powers for local authorities to decide which activities they undertake and how, promoting their accountability to their communities and providing for them to play a broad role in meeting the current and future needs of their communities for good-quality local infrastructure, local public services and performance of regulatory functions.</p>	LGA 2002
Lyttelton Master Plan	June 2012	<p>Provides a community-agreed vision and framework within which the Council, organisations and individuals can make decisions that support Lyttelton's rebuild and recovery.</p>	LMP
Mahaanui Iwi Management Plan 2013	2013	<p>Provides a values-based plain language policy framework for the protection and enhancement of Ngai Tahu values, and for achieving outcomes that provide for the</p>	

relationship of Ngai Tahu with natural resources across the Canterbury Region.

National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health	2012	Provides a national environmental standard for activities on pieces of land whose soil may be contaminated in such a way as to be a risk to human health.
National Guidelines for Crime Prevention through Environmental Design in New Zealand	2005	Provides a resource for territorial authorities and others involved in building and planning for incorporating crime prevention into quality urban design.
National Policy Statement for Freshwater Management 2011	2011	Provides guidance to local authorities about how freshwater management should be dealt with in RMA planning documents and decisions.
National Policy Statement for Renewable Electricity Generation 2011	2011	Provides guidance to local authorities about how renewable electricity generation should be dealt with in RMA planning documents.
National Policy statement on Electricity Transmission	2008	Recognises the national significance of our national grid in RMA plans and local decision making and provides a high-level framework to guide the management and future planning of the national grid across New Zealand.
Natural Environment Recovery Programme for Greater Christchurch	2013	Provides a coordinated programme for restoring the natural environment and improving its resilience and sustainable management following the Canterbury earthquakes.

New Zealand Coastal Policy Statement 2010	2010	Guides local authorities in their day to day management of the coastal environment.	
New Zealand Electrical Code of Practice for Electrical Safe Distances	2001	Sets minimum safe electrical distance requirements for overhead electric line installations and other works associated with the supply of electricity from generating stations to end users.	ECP
New Zealand Standard NZS 6803:1999 Acoustics-Construction Noise	1999	Covers the measurement and prediction of noise from construction, maintenance and demolition work, and the assessment of such noise to determine whether action is required to control it.	NZS 6803
New Zealand Urban Design Protocol 2005	2005	Identifies essential design qualities that together create quality urban design and provides mechanism for voluntary commitment to the protocol.	
Physical Recreation and Sport Strategy	2002	Provides a strategy to help organisations involved in physical recreation and sport in Christchurch city to move in a common direction.	
Proposed Canterbury Land & Water Regional Plan	2012	Provides a framework for managing land and water resources in Canterbury.	
Public Works Act	1981	Consolidates and amends the law relating to public works.	
Radio Communications Act	1989	Provides for the management of the radio frequency spectrum	

Railways Act	2005	Promotes the safety of rail operations, restates and amends the law relating to the management of the railway corridor and consolidates legislation relating to railways.	
Recovery Strategy for Greater Christchurch	2012	Provides the key framework to guide and coordinate recovery work programmes.	Recovery Strategy
Regional Coastal Environment Plan for the Canterbury Region	2005	Provides a framework for resource management for the Canterbury coastal environment.	
Reserves Act 1977	1977	Provides for the acquisition, control, management, maintenance, preservation (including the protection of the natural environment), development, and use of reserves, and makes provision for public access to the coastline and the countryside.	
Resource Management Act 1991	1991	Provides the legislative framework for the sustainable management of natural and physical resources.	RMA
Safer Christchurch Strategy	2005	Provides the framework for a co-ordinated community and agency response to crime prevention, injury prevention and road safety.	
Sale and Supply of Alcohol Act	2013	Governs the sale and supply of alcohol in New Zealand.	
Selwyn-Waihora Water Management Zone	2011	Provides recommendations to councils on water management	

Implementation Programme		within the Selwyn-Waihora zone; prepared by community and council zone representatives under the CWMS.	
South-West Christchurch Area Plan	2009	Provides the framework for land-use planning and public expenditure, reflects how the local community want the area to develop, and ensures that growth is integrated, collaborative and maintains intrinsic values.	SWAP
South-West Stormwater Management Plan	2012	Details, with its associated stormwater discharge consent granted by ECan, how stormwater will be managed within the South-West area. The catchment includes the Heathcote River tributary streams in the South-West through to where the Cashmere Stream joins the main river.	South-West SMP
Strengthening Communities Strategy	2007	Provides a framework to guide the Council's work with community organisations.	
Styx River Stormwater Management Plan	2013	Details, with its associated stormwater discharge consent granted by ECan, how stormwater will be managed within the Styx River catchment and Cranford Basin.	Styx SMP
Sumner Village Centre Master Plan	2013	Provides a community-agreed vision and framework within which the Council, organisations and individuals can make decisions that support Sumner village centre's rebuild and recovery.	SVCMP

Sustainable Energy Strategy for Christchurch 2008-2018	2008	Provides a strategy for moving Christchurch towards sustainable energy use.	Sustainable Energy Strategy
Sydenham Master Plan	June 2012	Provides a community-agreed vision and framework within which the Council, organisations and individuals can make decisions that support Sydenham's rebuild and recovery.	SMP
Telecommunications Act	2001	Regulates the supply of telecommunications services.	
Te Ture Whenua Maori/Maori Land Act	1993	Facilitates and promotes the retention, use, development, and control of Maori land as taonga tuku iho by Maori owners, their whanau, their hapu, and their descendants, and protects wahi tapu.	
Unit Titles Act	2010	Provides a legal framework for the ownership and management of land and associated building and facilities on a socially and economically sustainable basis by communities of individual owners	
Water Related Services Bylaw	2008	Manages and regulates the Council's water supply, wastewater and storm water drainage.	
West Melton Water Management Zone Implementation Programme	2013	Provides recommendations to councils on water management within the West Melton zone; prepared by community and council zone representatives under the CWMS.	
2013-16 Community Outcomes for Christchurch (part of the Christchurch City	2013	Describes what the Council aims to achieve to promote the social, economic, environmental and	Community outcomes

Three Year Plan 2013-16)

cultural interests of the district.

DRAFT - 15 March 2014