

## Chapter 2 Definitions (part)

### Abbreviations List

#### **AEP**

means annual exceedance probability.

#### **AIFR**

means annual individual fatality risk.

#### **CHRM**

means community housing redevelopment mechanism.

#### **EDM**

means enhanced development mechanism.

#### **FTE**

means full-time equivalent.

#### **GFA**

means gross floor area.

#### **GLFA**

means gross leasable floor area.

#### **MED**

means Meadowlands Exemplar Development.

#### **PFA**

means public floor area.

#### **WELS**

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

## Definitions List

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

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

Please note:

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

## A

### Access

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

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

### Access (MED)

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

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

### Accessibility

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

## Accessible

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

## Access lot

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

## Accessory building (non-residential activity)

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

## Accessory building (residential activity)

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

## Access strip

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

## Access way

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

## Act

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

## Active transport

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

## Addiction services

# The Christchurch Replacement District Plan

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

## Adjoining

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

## Allotment

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

means—

- a. any parcel of land under the [Land Transfer Act 1952](#) that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not—
  - i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or
  - ii. a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or
- b. any parcel of land or building or part of a building that is shown or identified separately—
  - i. on a survey plan; or
  - ii. on a licence within the meaning of Part 7A of the [Land Transfer Act 1952](#); or
- c. any unit on a unit plan; or
- d. any parcel of land not subject to the [Land Transfer Act 1952](#);  
except that, for the purpose of this Plan, in the case of:
- e. land being subdivided, the word "allotment" shall be extended to include an area of land or volume of space, the boundaries of which are separately shown on a plan submitted with an application for subdivision consent, including two or more areas (whether adjoining or not) which are held, intended to be held, or required to be held together in a single certificate of title, and any balance area;
- f. land being subdivided under the cross lease or company lease systems or the [Unit Titles Act 2010](#), the word allotment shall be extended to have the same meaning as site.

Lot shall have the same meaning as allotment.

## Allotment (MED)

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

**Reliant definitions**

# The Christchurch Replacement District Plan

means—

Subdivision (MED)  
Building (MED)

- a. any parcel of land under the [Land Transfer Act 1952](#) that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not—
  - i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or
  - ii. a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or
- b. any parcel of land or building or part of a building that is shown or identified separately—
  - i. on a survey plan; or
  - ii. on a licence within the meaning of Part 7A of the [Land Transfer Act 1952](#); or
- c. any unit on a unit plan; or
- d. any parcel of land not subject to the [Land Transfer Act 1952](#); except that, for the purpose of this Plan, in the case of:
- e. land being subdivided, the word "allotment" shall be extended to include an area of land or volume of space, the boundaries of which are separately shown on a plan submitted with an application for subdivision consent, including two or more areas (whether adjoining or not) which are held, intended to be held, or required to be held together in a single certificate of title, and any balance area;
- f. land being subdivided under the cross lease or company lease systems or the [Unit Titles Act 2010](#), the word allotment shall be extended to have the same meaning as site.

Lot shall have the same meaning as allotment.

## Amenity values

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

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

## Anchor store

means a supermarket or department store.

## Ancillary

does not include any activity or any part of an activity being carried out on another site.

## Annual exceedance probability (AEP)

# The Christchurch Replacement District Plan

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

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

## Annual individual fatality risk

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

## Apartment

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

## Apartment (MED)

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

### Reliant definitions

Residential unit (MED)

## Approved building

means any building associated with a permitted activity or approved as part of a resource consent.

## Archaeological site

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

means any place in New Zealand that-

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

## Arterial roads

means both major arterial roads and minor arterial roads.

## Automotive and/or marine supplier

# The Christchurch Replacement District Plan

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

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

## B

### Balcony

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

### Banks Peninsula

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

### Bed and breakfast

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

### Birdstrike

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

### Boarding house

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

### Boarding room

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

### Boundary

# The Christchurch Replacement District Plan

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

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

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

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

## Boundary (MED)

### Reliant definitions

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

## Brownfield

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

## Building



# The Christchurch Replacement District Plan

means as the context requires:

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

but does not include:

- d. any scaffolding or falsework erected temporarily for maintenance or construction purposes;
- e. fences or walls of up to 2m in height, not used for advertising or for any purpose other than as a fence or wall;
- f. retaining walls which are both less than 6m<sup>2</sup> in area and less than 1.8m in height;
- g. structures which are both less than 6m<sup>2</sup> in area and less than 1.8m in height;
- h. masts, poles, radio and telephone aerials less than 6m above mean ground level;
- i. any public artwork located in that part of the city contained within Bealey, Fitzgerald, Moorhouse, Deans and Harper Avenues;

and in the case of Banks Peninsula only, does not include:

- j. any dam that retains not more than 3m depth, and not more than 20,000m<sup>3</sup> volume of water, and any stopbank or culvert;
- k. any tank or pool and any structural support thereof (excluding a swimming pool as defined in Section 2 of the Fencing of Swimming Pools Act 1987), including any tank or pool that is part of any other building for which building consent is required:
  - i. Not exceeding 25,000 litres capacity and supported directly by the ground; or
  - ii. Not exceeding 2,000 litres capacity and supported not more than 2m above the supporting ground;
- l. stockyards up to 1.8m in height.

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

## Building (MED)

### Reliant definitions

# The Christchurch Replacement District Plan

means as the context requires:

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

Height (MED)

Residential unit (MED)

but does not include:

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

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

## Building line restriction

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

## Building supplier

# The Christchurch Replacement District Plan

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

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

## C

### Café

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

### Care facility

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

### Care home within a retirement village

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

### Carriageway

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

### Cemetery

# The Christchurch Replacement District Plan

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

means any land held, taken, purchased, acquired, set apart, dedicated, or reserved, under the provisions of any Act or before the commencement of this Act, exclusively for the burial of the dead generally, and, where the context so permits, includes a closed cemetery.

## Central City

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

## Christchurch City Council Datum

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

## Christchurch District

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

## Christchurch District excluding Banks Peninsula Ward

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

## Civic park

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

## Collector roads

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

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

## Commercial activities

means retail activities, office and other commercial service activities but does not include industrial activities.

## Commercial centre

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

## Commercial services

# The Christchurch Replacement District Plan

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

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

## Community corrections facility

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

## Community facility

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

## Community garden

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

## Community housing unit

# The Christchurch Replacement District Plan

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

## Community infrastructure

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

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

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

## Community welfare facility

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

## Contaminated land

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

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

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

## Context and site analysis

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

## Convenience activities

# The Christchurch Replacement District Plan

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

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

## Core public transport route

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

## Corner site

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

## Council

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

## Council (MED)

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

## Coverage

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

## Critical infrastructure

# The Christchurch Replacement District Plan

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

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

## Cycle lane

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

## Cycle route

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

## Cycle way

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

## D

### Department store

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

### Development (MED)

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

#### Reliant definitions

Building (MED)

Site (MED)

### Development contribution



# The Christchurch Replacement District Plan

[has the same meaning as in s 197 of the [Local Government Act 2002](#)]

means a contribution:—

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

## District Centre

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

## District Plan

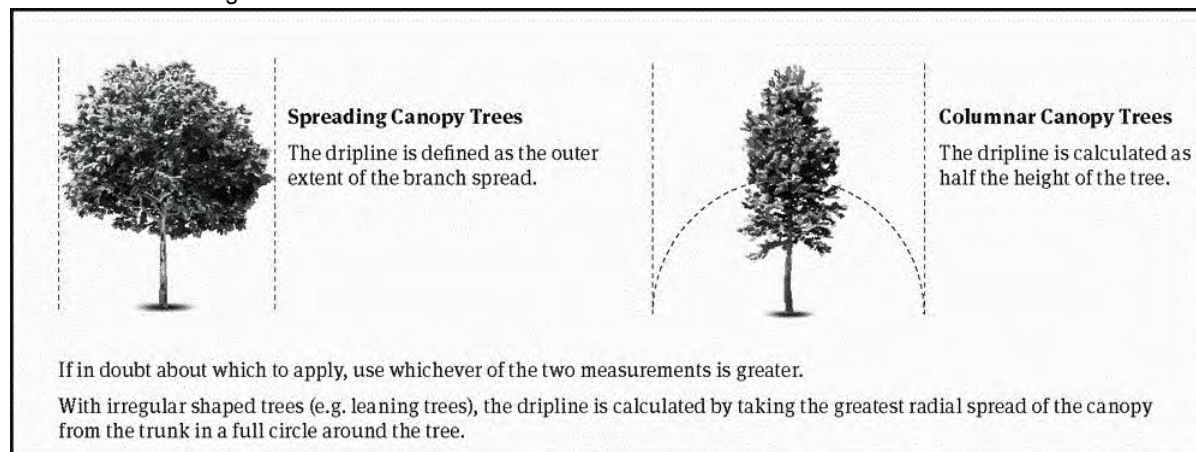
means the publicly notified or operative replacement District Plan for [Christchurch District](#).

## Drag racing

means: vehicles which race over 400 metre distance, with a maximum of 2 vehicles at a time

## Dripline

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



## Drive-through services

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

## Dtr,2m,nTw+Ctr

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

## Duplex

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

## Duplex (MED)

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

### Reliant definitions

Building (MED)

Residential unit (MED)

## E

## Earthquake waste

a. means -

- i. solid waste resulting from the Canterbury earthquakes, including liquefaction silt;
- ii. solid waste resulting from any construction work (within the meaning of section 6 of the [Construction Contracts Act 2002](#)) undertaken as a result of the Canterbury earthquakes (within the meaning of section 4 of the [Canterbury Earthquake Recovery Act 2011](#));
- iii. hard fill from the district's sewer, water and road network; and
- iv. Liquid waste extracted from the district's infrastructure network; but

b. does not include any of the following unless it is not reasonably practicable to separate it from the waste specified in paragraph (a):

- i. general domestic refuse;
- ii. human waste;
- iii. building insulation and building materials containing asbestos; or
- iv. hazardous substances and waste; or
- v. waste material from an industrial process or trade process.

## Earthquake waste processing activities

means:

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

## Earthworks

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

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

## EDM core public transport route

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

## EDM qualifying supermarket

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

## EDM walking distance

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

## Education activity

means the use of land and/or buildings for the provision of regular instruction or training, or out of school care, including ancillary administrative facilities, spiritual facilities, recreation facilities, health and cultural facilities (all of which may be shared) and boarding/residential accommodation ancillary to education activity on that site. It also includes the use of trade and industry training facilities and pre-schools.

## Elderly person's housing unit

# The Christchurch Replacement District Plan

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

## Electrical switch

### Reliant definitions

means an electrical switch to an electric light, or other installed electrical device, where the switch is physically separate from the device itself (e.g. security systems, intercommunication systems and air conditioning controls).

Installed

## Electricity distribution

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

## Electricity distribution line

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

## Emergency service facilities

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

## Entertainment activity

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

## Entertainment facility

means land and/or buildings used for entertainment activities.

## Erection of a building

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

## Esplanade reserve

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

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

- a. Which is either—
  - i. a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or
  - ii. a reserve vested in the Crown or a regional council under section 237D; and
- b. which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229.

## F

### Family flat

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

### Family Store

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

### Filling

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

### Financial contribution

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

means a contribution of—

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

### Flood management area

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

### Food and beverage outlet

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

### Freeboard

# The Christchurch Replacement District Plan

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

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

## Freight depot

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

- carrier's depots;
- courier services;
- mail distribution centres;
- bus and truck depots.

This definition excludes:

- composting plants;
- refuse transfer stations

## Freight hub

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

## Frontage

(see Boundary).

## Front site

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

## Full-time equivalent student

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

## Future development allotment (MED)

Reliant definitions

means an allotment encumbered to achieve the density required by the zone.

Allotment (MED)

## G

### Garage

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

### Garage (MED)

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

#### Reliant definitions

Accessory building (MED)  
Building (MED)  
Residential unit (MED)  
Site (MED)

### Garden allotment

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

### Greenfield

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

### Gross floor area (GFA)

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

### Gross floor area of the habitable space

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

### Gross leasable floor area (GLFA)



# The Christchurch Replacement District Plan

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

- a. common lift wells and stairwells (including landing areas);
- b. common corridors and halls (other than food court areas);
- c. common toilets and bathrooms;
- d. any parking areas and/or loading areas;

and for the purposes of calculating loading, car and cycle parking requirements, in addition to the exclusions above, the following shall also be excluded:

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

## Ground floor area

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

## Ground level

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

## Grout

for the purposes of [Rule 5.8.2](#), means a material which consists of water and at least 20% cement, and which may also contain aggregate, inert additives, or bentonite.

## Guest accommodation

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

For the avoidance of doubt, guest accommodation excludes bed and breakfast.

## Gymnasium

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

## H



## Habitable space

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

## Hazard mitigation works

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

## Hazardous substance

means:

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

## Health care facility

## The Christchurch Replacement District Plan

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

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

and including the following facilities:

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

but excluding facilities used for:

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

## Heavy industrial activity

# The Christchurch Replacement District Plan

means:

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

## Heavy vehicle

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

## Height

# The Christchurch Replacement District Plan

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

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

## Height (MED)

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:

### Reliant definitions

Building (MED)

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

## High flood hazard

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

## High technology industrial activity

# The Christchurch Replacement District Plan

means:

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

## Home occupation

means any occupation, including profession, undertaken within a residential unit by a person who resides permanently in that residential unit.

## Hospital

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

## Hotel

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

## I

## Industrial activity

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

## Infrastructure (Rule 5.5.1)

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

## Installed

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

## Insulation R value

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

## Integrated family health centre

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

## Intersection

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

## J

## K

## Key activity centres

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

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

## Key activity centre (MED)

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

## Key pedestrian frontage

means street frontages within the Commercial Core Zone defined on the planning maps.

## Key structuring elements

# The Christchurch Replacement District Plan

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

(Decision 16)

## L

### Landscaped area

(see Landscaping)

### Landscaping

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

### Landscaping strip

(see Landscaping)

### Lane way

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

### Large format centre

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

### Large format retail/large format retail activity

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

### Level crossing

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

# The Christchurch Replacement District Plan

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

## Limit line

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

## Light manufacturing and servicing

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

## Living area

means habitable space excluding bedrooms.

## Living space

means all the lounge, dining room, kitchen, bedroom, bathroom, toilet and hallway spaces within a residential unit.

## Loading

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

## Loading area

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

## Loading space

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



# The Christchurch Replacement District Plan

## Local centre

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

## Local roads

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

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

## Low impact urban design

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

## M

### Major arterial roads

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

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

### Major cycle route

means a cycle route that predominantly consists of cycle ways and is at least two kilometres in continuous length.

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

### Major flood event

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

### Manoeuvre area

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

## Manufacturing

In relation to the Specific Purpose (Airport) Zone means making items by physical labour or machinery, and includes assembly of items

## Māori Land

in relation to the Papakāinga/Kāinga Nohoanga Zone Chapter means land with the following status:

- a. Māori communal land gazetted as Māori reservation under s338 Te Ture Whenua Māori Act 1993; and
- b. Māori customary land and Māori freehold land as defined in s4 and s129 Te Ture Whenua Māori Act 1993.

## Market garden

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

## Mechanical ventilation

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

## Minor arterial roads

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

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

## Minor upgrading of the existing electricity network

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

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

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

## Mixed modal link

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

## Mixed-use

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

## Mobility parking space

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

## Motor racing vehicle

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

## Motor-servicing facility

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

## Multi-unit development

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

## Multi-unit residential complex

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

## N

## National Grid

means the national grid as defined in the [National Policy Statement on Electricity Transmission 2008](#).

## Neighbourhood centre

means

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

## Neighbourhood plan (MED)

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 floor area

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

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

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

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

The following are excluded for residential activities only:

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

## Net site area

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

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

## Network infrastructure

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

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

## Network utility operator

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

means a person who—

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

and the words network utility operation have a corresponding meaning.

## No complaints covenant

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

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

## Noise sensitive activities

# The Christchurch Replacement District Plan

in relation to the Specific Purpose (Ruapuna Motorsport) Zone means:

- a. Residential activities other than those existing in conjunction with rural activities that comply with the rules in the relevant district plan as at 23 August 2008;
- b. Education activities including pre-school places or premises, but not including flight training, trade training or other industry related training facilities;
- c. Guest-accommodation except that which is designed, constructed and operated to a standard that mitigates the effects of noise on occupants;
- d. Healthcare facilities and any elderly persons housing unit.

## O

### Office

means any of the following:

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

### Office activity

see Office.

### Older person

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

### Older person's housing unit

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

### Outdoor advertisement

# The Christchurch Replacement District Plan

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

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

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

## Outdoor living space

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

## Outdoor service space

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

## Outdoor storage area

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

## P

### Park and ride facilities

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

### Parking area

means that part of a site or building within which vehicle parking spaces and manoeuvring areas are accommodated.

### Parking building

# The Christchurch Replacement District Plan

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

## Parking lot

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

## Parking space

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

## Pedestrian access way

(see Access way)

## Place of assembly

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

## Plot ratio

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

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

## Pool area

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

## Port activities



# The Christchurch Replacement District Plan

means the use of land, buildings and structures for:

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

## Port quarrying activity

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

This may include:

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

## Potentially contaminated

means that part of a site where an activity or industry described Schedule 3 of the LWRP (refer Section 16, Schedule 3-Hazardous Industries and Activities, pp 16-9 to 16-11) has been or is being undertaken on it or where it is more likely than not that an activity or industry in the list is being or has been undertaken on it, but excludes any site where a detailed site investigation has been completed and reported and which demonstrates that any contaminants in or on the site are at, or below, background concentrations.

## Pre-school

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

## Pressurised injection

for the purposes of [Rule 5.8.2](#), means injection of grout at more than 40 bar at the pump.

## Primary living level

means the level in a residential unit in which the kitchen is contained.

## Principal building

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

## Private car park

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

## Private way

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

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

## Public area

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

## Public artwork

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

## Public floor area (PFA)

# The Christchurch Replacement District Plan

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

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

## Publicly accessible space

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

## Public transport facility

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

## Public transport interchange

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

## Q

### Queuing space

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

## R

### Radiocommunications

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

### Rail siding

# The Christchurch Replacement District Plan

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

## Rear site

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

## Recreation activity

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

## Recreation facility

means land and/or buildings used for recreation activities.

## Relocatable building

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

## Relocation of a building

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

## Repair and maintenance of existing infrastructure

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

## Repair and maintenance services

In relation to the Specific Purpose (Airport) Zone means sites where the primary business is servicing or repairing of vessels, vehicles or machinery.

## Reserve

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

## Residential activity

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

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

but does not include:

- d. guest accommodation;
- e. the use of land and/or buildings for custodial and/or supervised living accommodation where the residents are detained on the site; and
- f. accommodation associated with a fire station.

## Residential building platform

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

## Residential thoroughfare

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

## Residential unit

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

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

## Residential unit (MED)

Reliant definitions

# The Christchurch Replacement District Plan

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

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

Accessory building (MED)  
Building (MED)  
Residential activity (MED)  
Site (MED)

## Residual risk

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

## Restaurant

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

## Retail activity

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

## Retailing

means both retail activities and commercial services.

## Retirement village

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

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

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

## Reverse sensitivity

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

## Right-of-way

(see [Access](#))

## Right turn offset

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

## Road

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

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

- a. immediately before the commencement of this Part was a road or street or public highway; or
- b. immediately before the inclusion of any area in the district was a public highway within that area; or
- c. is laid out by the council as a road or street after the commencement of this Part; or
- d. is vested in the council for the purpose of a road as shown on a deposited survey plan; or
- e. is vested in the council as a road or street pursuant to any other enactment;—

and includes—

- f. except where elsewhere provided in this Part, any access way or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part or is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988;
- g. every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof;—  
but, except as provided in the [Public Works Act 1981](#) or in any regulations under that Act, does not include a motorway within the meaning of that Act or the [Government Roading Powers Act 1989](#).

## Road boundary

(see [Boundary](#))

## Road reserve

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

## Road safety testing

in relation to the Specific Purpose (Ruapuna Motorsport) Zone means the physical testing of safety hardware for road use and includes the impact of motor vehicles against the hardware.

## Roadway

(see Carriageway)

## Rural produce

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

## Rural roads

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

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

## Rural selling place

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

## S

### Second-hand goods outlet

means a retail activity primarily engaged in selling pre-used merchandise and includes:

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

### Sense of place

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

### Sensitive activities



# The Christchurch Replacement District Plan

means:

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

but in relation to airport noise excludes:

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

## Service industry

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

## Service lane

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

## Service station

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

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

but shall not include any industrial activity.

## Setback

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

## Setback (MED)

# The Christchurch Replacement District Plan

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

## Reliant definitions

Boundary (MED)  
Building (MED)  
Site (MED)

## Sheltered housing

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

## Sheltered housing (MED)

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.

## Reliant definitions

Residential unit (MED)  
Site (MED)

## Show home

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

## Site

# The Christchurch Replacement District Plan

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

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

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

- b. an area of land which comprises two or more adjoining legally defined parcels of land held together in one certificate of title in such a way that the lots cannot be dealt with separately without prior consent of the Council; or
- c. an area of land which is comprised of two or more adjoining certificates of title where such titles are:
  - i. subject to a condition imposed under Section 77 of the [Building Act 2004](#) or;
  - ii. held together in such a way that they cannot be dealt with separately without the prior consent of the Council;
- d. in the case of land subdivided under the cross lease or company lease systems (other than strata titles), site shall mean an area of land containing:
  - i. a building or buildings for residential or business purposes with any accessory building(s), plus any land exclusively restricted to the users of that/those building(s); or
  - ii. a remaining share or shares in the fee simple creating a vacant part(s) of the whole for future cross lease or company lease purposes; or
- e. in the case of land subdivided under the [Unit Titles Act 1972](#) and [Unit Titles Act 2010](#) (other than strata titles), site shall mean an area of land containing a principal unit or proposed unit on a unit plan together with its accessory units; or
- f. in the case of strata titles, or where one or more residential unit is proposed to be erected above another residential unit, site shall mean the underlying certificate of title of the entire land containing the strata titles, immediately prior to subdivision; or
- g. for the purposes of the activity standards (but not the built form or general city-wide standards) in the Specific Purposes (Schools) and Specific Purposes (Tertiary Education) Zones, site means all of the land used by a particular education or tertiary education or research facility, whether or not those parcels of land are contiguous with each other.

Site also shall include the access to the site.

## Site boundary

(see Boundary)

## Sleep-out

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

## Social housing complex

# The Christchurch Replacement District Plan

means a group of residential units that are:

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

## Special interest vehicle

means: historical vehicles-for which it is impracticable to achieve noise limits associated with standard racing vehicles, and shall include a F5000 vehicle.

## Spiritual activity

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

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

## Spiritual facility

means land and/or buildings used for spiritual activities.

## Standalone house

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

## Standalone house (MED)

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

### Reliant definitions

Residential unit (MED)

## Strategic infrastructure

# The Christchurch Replacement District Plan

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

## Explanatory note

The following are non-exclusive examples of strategic infrastructure:

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

## Strategic road network

means state highways and major arterial roads.

## Strategic transport networks

means:

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

## Student hostel accommodation

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

## Subdivision

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

# The Christchurch Replacement District Plan

means—

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

and the term subdivide land has a corresponding meaning.

## Subdivision (MED)

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

means—

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

and the term subdivide land has a corresponding meaning.

## Reliant definitions

Allotment (MED)

## Substance

# The Christchurch Replacement District Plan

[has the same meaning as s2(1) of the [Hazardous Substances and Natural Organisms Act 1996](#)]

means:

- a. any element, defined mixture of elements, compounds, or defined mixture of compounds, either naturally occurring or produced synthetically, or any mixtures thereof;
- b. any isotope, allotrope, isomer, congener, radical, or ion of an element or compound which has been declared by the (Environmental Protection) Authority, by notice in the Gazette, to be a different substance from that element or compound;
- c. any mixtures or combination of any of the above;
- d. any manufactured article containing, incorporating or including any hazardous substance with explosive properties.

## Supermarket

- a. means an individual retail outlet with a specified minimum specific area that sells a comprehensive range of food, beverage and other disposable goods such as fresh meat and produce; chilled, frozen, packaged, canned and bottled foodstuffs and beverages; and general housekeeping and personal goods.
- b. In relation to the Specific Purpose (Airport) Zone means an individual retail outlet that sells, primarily by way of self service, a comprehensive range of:
  - i. domestic supplies such as fresh meat and produce; chilled, frozen, packaged, canned or bottled foodstuffs and beverages; and general housekeeping and personal goods; and
  - ii. non domestic supplies comprising not more than 20 per cent of all products offered for sales as measured by retail floor space.

## Support structure

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

## Supportive housing

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

## T

### Tavern

# The Christchurch Replacement District Plan

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

## Temporary buildings and activities

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

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

**Note:** Temporary buildings may still be required to comply with the provisions of the [Building Act 2004](#).

## Terrace

means a single residential building:

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

## Terrace (MED)

means a single residential building:

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

### Reliant definitions

Residential unit (MED)

## Tertiary education and research activity

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

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

## Trade and industry training facility



# The Christchurch Replacement District Plan

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

## Trade supplier

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

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

## Transmission line

means:

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

## Transport system

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

(Decision 12 & 16)

## Transport system

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

(Decision 12)

## Travel demand management

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

# The Christchurch Replacement District Plan

(Decision 16)

## Travel plan

means a plan which sets out how travel demand is to be managed for a site or activity to:

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

(Decision 16)

## U

### Unformed legal road

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

#### Reliant definitions

Formed / Formation

### Urban activities

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

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

(Decision 16)

### Urban block

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

#### Reliant definitions

Public open space

### Urban roads

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

## Utility

# The Christchurch Replacement District Plan

means:

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

## V

### Vehicle access

(see Access)

### Vehicle control point

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

### Vehicle crossing

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

### Vehicle movement

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

## Vehicle trip

(See Vehicle movement)

## Veterinary care facility

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

## Visibility splay

### Reliant definitions

means an area to be kept clear from obstruction to allow good visibility of other road users. Road

## W

## Warehousing and distribution activities

- a. means the storage and sorting of materials, goods or products pending distribution.
- b. In relation to the Specific Purpose (Airport) Zone means a building used for the storage and sorting of materials, goods, or products pending distribution.

## Waste management area

means the area identified on a site for the storage of rubbish and recycling for collection.

## Water body

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

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

## Wetland

*[has the same meaning as in S2 of the [Resource Management Act 1991](#)]*

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

## Window

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

## Window control

# The Christchurch Replacement District Plan

means the device connected to the window that is used to latch and unlatch windows for opening and closing.

## Work bay

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

## X

## Y

## Yard-based supplier

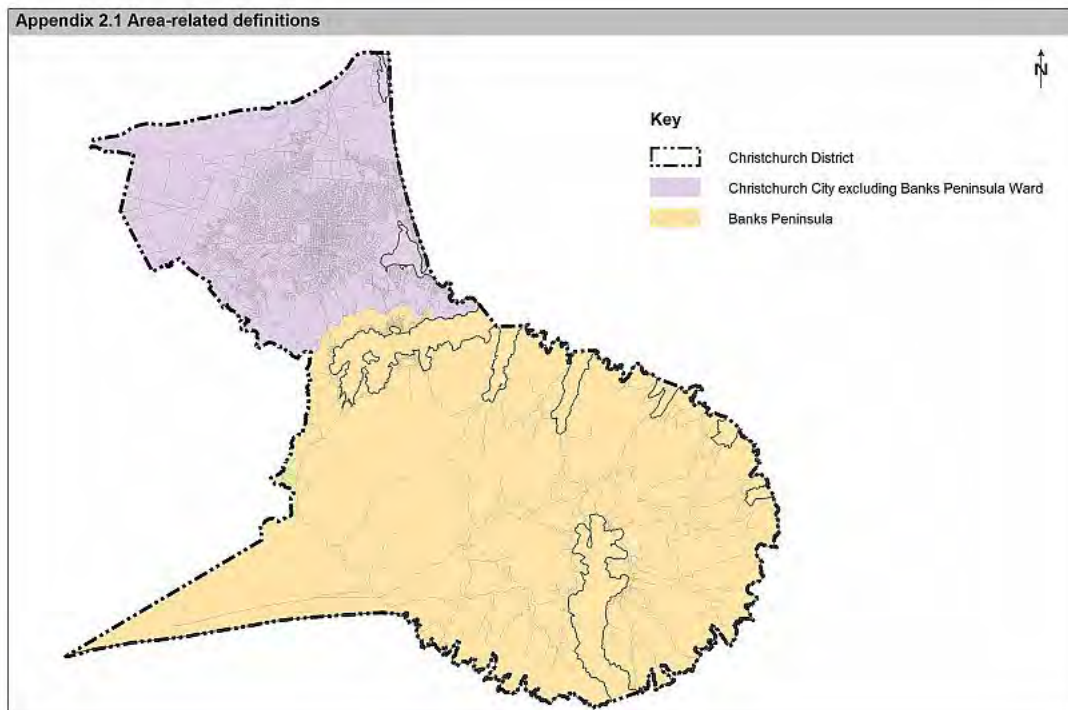
means the use of any land and/or building for selling or hiring products for construction or external use (which, for the avoidance of doubt, includes activities such as sale of vehicles and garden supplies), where more than 50% of the area devoted to sales or display is located in covered or uncovered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

## Yard-based supplier parking

means, for the purpose of calculating parking and loading requirements for yard based suppliers, 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 excluded from the extent of yard area devoted to sales or display.

## Z

## Appendix 2.1- Area- related definitions



## Appendix 2.2 Area of Christchurch City

# The Christchurch Replacement District Plan

