

## CHAPTER 2 – DEFINITIONS

This draft chapter has been prepared as part of Council's District Plan Review Project. It has been prepared in line with the National Planning Standards.

It is expected that changes will be made to the Zone chapter provisions following feedback we receive, any new government direction and decisions on Councils Long Term Plan. A final Proposed Plan Change is scheduled to be publicly notified towards the end of 2021.

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WORKING DRAFT

## DEFINITIONS

### ACCESSORY BUILDING

~~means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site, but does not include any minor residential unit.<sup>1</sup>~~

~~means a building, that is secondary and incidental to any dwelling on the site and includes, without limitation:~~

- ~~a. Aviaries~~
- ~~b. Garages and carports~~
- ~~c. Glasshouses~~
- ~~d. Pump sheds~~
- ~~e. Tool and garden sheds~~
- ~~f. Water tanks~~

For the purposes of the Manfeild Park and Special Development Zones, accessory building means a building or structure which is detached from, and the use/operation of which is incidental to that of, any other principal building(s) on the same site. In relation to a site on which no principal building has been erected, is incidental to the use which may be permitted on the site.

### ACT

means the Resource Management Act 1991, and its amendments.

### ADDITIONS AND ALTERATIONS

means the change to a building, structure, or memorial that alters its size and/or volume or results in changes to the finishes or materials. Additions and alterations specifically exclude “maintenance and minor repair” and “seismic strengthening” as defined by this Plan.

### AGRICULTURAL VEHICLE SALES AND SERVICE

means an activity involving the sales and/or service of farm vehicles or other heavy vehicles. [PC52]

### AMENITY VALUES

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. The term “amenities” has a corresponding meaning.

<sup>1</sup> [National Planning Standards](#)

**ANCILLARY ACTIVITIES**

means an activity that supports and is subsidiary to a primary activity.<sup>2</sup>

~~means an activity that is located on the same site as the primary activity which is permitted on that site, is secondary and incidental to the primary activity and serves a supportive function to the primary activity.~~

For the purpose of the Manfeild Park Zone and Special Development Zone, means an activity which is incidental to and associated with the primary activity undertaken in Manfeild Park and which has the sole purpose of providing a necessary service to enhance the overall functioning of Manfeild Park.

**ANTENNA**

means any radiocommunication and/or telecommunication apparatus used for transmission or reception, including the antenna mounting but not any mast or supporting structure. It includes any satellite dish.

**ARTERIAL ROAD**

[DELETED PC55]

**ASSISTED LIVING ACCOMMODATION**

means land and buildings used or designed to be used for supervised residential care and accommodation ~~by 5 or more people (exclusive of the manager and the managers family) and includes, without limitation:~~

- ~~a. Boarding Houses~~
- ~~b. Nursing homes~~
- ~~c. [DELETED PC51]~~

**AVIARIES**

~~means any building used for housing birds as a hobby, but does not include poultry keeping or intensive farming.~~

**BOARDING, BREEDING AND TRAINING KENNELS**

means the use of any land and/or buildings where board for a fee (which may include overnight or during the day) is provided or intended to be provided for dogs, or the breeding and/or training of dogs for direct or indirect commercial gain, and includes rehoming kennels. Farm working dogs and puppies up to three months of age, are excluded. [PC64]

**~~BOARDING HOUSE~~**

~~[DELETED PC46, now defined as Assisted Living Accommodation]~~

**BUILDING**

means a temporary or permanent movable or immovable physical construction that is: (a) partially or fully roofed; and (b) fixed or located

<sup>2</sup> National Planning Standards

**BUILDING FOOTPRINT**

on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power.<sup>3</sup>

~~means any structure whether temporary or permanent, movable or immovable~~ and specifically excludes:

- a. any deck or terrace, in whole or part, under 1.5m in height
- b. fences or walls under 1.8m in height
- c. deer fences or cattle yards
- d. retaining walls under 1.5m in height
- e. above ground pools under 1m in height
- f. ~~tents or marquees erected for less than 30 consecutive days~~
- g. ~~satellite dishes less than 1m in diameter~~
- h.g. ~~pergolas with a permanently open roof.~~

means the area of ground covered by a single building.

means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground<sup>4</sup>

**COLLECTOR ROAD**

means roads that provide circulation in local areas and links to arterial roads, while balancing these needs with pedestrian and local amenity values. These roads provide access for all modes of transport including public transport. Typical traffic flows are between 3,000 and 10,000 vehicles per day. These include a number on central roads through the town of Feilding, Pohangina Road, Newbury Line and the main roads to the beaches and tourist routes like the Apiti-Rangiwahia route. Refer to Appendix 3B.1 for those roads that are identified in the District as being a Collector Road. [PC55]

**COLLECTOR ROAD (TOURIST)**

means those roads that currently carry traffic volumes below that of a Collector Road, but serve a similar function in that they link areas of population together. Refer to Appendix 3B.1 for those roads that are identified in the District as being a Collector Road (Tourist). [PC55]

**COMMERCIAL ACTIVITY**

means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices)<sup>5</sup>

<sup>3</sup> [National Planning Standards](#)

<sup>4</sup> [National Planning Standards](#)

<sup>5</sup> [National Planning Standards](#)

**COMMERCIAL SERVICES**

means, for the purposes of Growth Precinct 4, the use of land and buildings for the display, offering, provision, sale or hireage of goods, equipment or service including restaurants and retail shops and outlets, but excludes service stations and supermarkets. [PC51]

means land and buildings used to provide administrative, commercial or healthcare services and includes, without limitation:

- a- Commercial artists, signwriting, and engraving.
- b- Dry-cleaning, laundries, dyeing and cleaning services.
- c- Hospitals
- d- Medical practitioners premises
- e- Offices
- f- Servicing and repair of household appliances and garden equipment, excluding vehicles.

**COMMUNAL ACTIVITIES**

~~[DELETED PC46, now defined as Community Facilities]~~

**COMMUNITY EVENTS**

for the purposes of the Manfeild Park Zone, means land and/or buildings used for public or private recreation, entertainment, meetings or social events.

**COMMUNITY FACILITIES**

means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.

For the purposes of the Business Zone means land and buildings used for public or community use and includes, without limitation:

- a- Facilities for the operation of emergency services
- b- Places used for the gathering of people for recreation, worship, cultural and spiritual instruction
- c- Libraries
- d- Marae
- e- Public halls

**CONTROLLED ACTIVITIES**

~~are defined in Section 2 of the Act.~~

**COUNCIL**

means the Manawatu District Council or any Committee, Subcommittee, or person to whom the Council's powers, duties and discretions have been lawfully delegated.

**DAY CARE CENTRE**

~~[DELETED PC46, now defined as Education Facilities]~~

**DEFERRED RESIDENTIAL ZONING**

~~is the zoning that applies to land in the Growth Precinct Structure plans in Appendix 9A, 9B and 9C as Deferred Residential Zoning Density 1 or Density 2. The existing Rural Zone or Flood Channel Zone provisions continue to apply to all subdivision and development of land zoned Deferred Residential until that zoning is uplifted in accordance with Rule B1A. When the Deferred Residential Zone is uplifted in accordance with Rule B1A, then the land becomes residentially zoned. Until such time as the Deferred Residential Zoning is uplifted, none of the subdivision rules applying to land within Growth Precinct will apply. Land will only be able to be treated as within a Growth Precinct when the Deferred Residential Zoning is uplifted. [PC45]~~

**DERELICT VEHICLE**

means any car or other vehicle which is not currently registered and/or not currently warranted, and which for the time being is unable to be driven under its own power. [PC39]

**DIRECTIONAL SIGNS**

means signs used to indicate parking areas, access and egress from a site, queuing lanes and maps.

**DISCRETIONARY ACTIVITIES**

are defined in Section 2 of the Act.

**DWELLING**

means any building, whether permanent or temporary, that is occupied or intended to be occupied, in whole or in part, as a single residence. It includes any motor vehicle that is occupied on a permanent or long-term (6 months or longer) basis.

**EARTHWORKS**

means the removal, deposit or relocation of soil that results in alteration between the existing and finished ground level. This includes but is not limited to, soil movement associated with subdivision and site works as defined in the Building Act 2004.

For the purposes of this Plan, earthworks excludes the following:

- ~~1.~~ Work associated with the forming, (unless within the National Grid Yard or within a site of Heritage Value) upgrade or maintenance of farm tracks.
- ~~2.~~ fences and fence lines, including their post holes, unless within the National Grid Yard
- ~~3.~~ trenching and backfilling ancillary to the installation of network utilities and services (unless within a site of Heritage Value)
- ~~4.~~ the minor upgrading, replacement or maintenance of network utilities

**EDUCATIONAL FACILITIES**

~~5.● cultivation, including harvesting and maintaining of crops~~

~~6.● aggregate extraction, unless within the National Grid Yard [PC55]~~

~~means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities<sup>6</sup>.~~

~~means land or buildings used as a kindergarten, primary, intermediate or secondary school or tertiary institution and includes, without limitation:~~

~~b. — Day care centres/Kohanga Reo~~

~~c. — Home schooling of more than two children not resident on the site~~

~~d. — Outdoor education centres~~

~~e. — Sports training establishments~~

~~f. — Work skills training centres~~

**EFFECT**

is defined in Section 3 of the Act.

**ENTERTAINMENT FACILITIES**

means land and buildings used for recreation and entertainment and includes, without limitation:

● a. Cinemas and theatres

● b. Casino and electronic gaming facilities

● c. Function centres

● d. Gymnasiums

● e. Premises licensed under the Sale of Liquor Act (~~1989~~2012)

● f. Premises authorised by the Prostitution Reform Act (2003)

● g. Restaurants, cafés and other eating places

**ENTRANCE STRIP**

~~means a lot, a part of a lot, or a right of way, which provides access to a road for one or more sites.~~

**ENVIRONMENT**

is defined in Section 2 of the Act.

**ESPLANADE RESERVE, and ESPLANADE STRIP**

~~is defined in Section 2 of the Act are explained fully in Part 6.2 of the Plan Strategy (Page 60).~~

<sup>6</sup> National Planning Standards Definition



**ESSENTIAL  
INFRASTRUCTURE**

means the Manawatū District Council reticulated sewage and reticulated water supply systems, stormwater systems, and gas, electrical power and telecommunication (including fibre) networks.[PC51]

**EXTERIOR 'A' WEIGHTED  
AIRCRAFT NOISE LEVELS**

used in any assessment of aircraft noise insulation shall be calculated using those 'A' weighted relative band levels as defined by Table G1 "Australian Standard AS 2021 – 1994 Acoustics – Aircraft noise intrusion – Building Siting and Construction"

**EXTERNAL SOUND  
INSULATION LEVEL  
(DnT,w + Ctr)**

means the standardised level difference (outdoor to indoor) and is a measure of the airborne sound insulation provided by the external building envelope (including windows, walls, ceilings and floors where appropriate) described using  $DnT,w + Ctr$  as defined in the following Standards:

ISO 717-1:1996 *Acoustics – Rating of Sound Insulation in Buildings & Building Elements* using spectrum No.2 (A-weighted traffic noise spectrum).

ISO 140-5:1998 *Acoustics - Measurement Of Sound Insulation in Buildings and of Building Elements - Part 5: Field Measurements Of Airborne Sound Insulation of Facade Elements and Facades.*

**FAMILY FLAT**

~~means a self-contained dwelling unit located on the same property and in the same ownership as the main dwelling unit and used or capable of being used for the accommodation of non-paying guests or family members who are dependent upon the occupiers of the main dwelling unit. [PC40]~~

**FARM BUILDINGS**

means buildings used in connection with farming practices on the land concerned, such as hay barns, farm implement sheds, and greenhouses. It does not include buildings used for accommodation, milking sheds, pens housing animals, boarding, breeding and training kennels [PC64], or for intensive farming activities.

**FARMING**

means a land based activity, having as its main purpose the production of any livestock or vegetative matter except as excluded below. Farming includes:

- a. Grazing, cropping and the cultivation of land necessary and appropriate to normal agricultural and horticultural activity.
- b. Keeping farm working dogs and puppies.
- c. Keeping, raising or breeding pigs where the productive processes are not carried out within buildings, or not within closely fenced

outdoor runs where the stocking density precludes the maintenance of pasture or ground cover.

Farming does not include:

- a. Intensive ~~indoor primary production farming~~.
- b. Pig Farming.
- c. Planting, tending and harvesting forests, woodlots, specialised tree crops or shelter belts.
- d. Boarding, breeding and training kennels [PC64] or catteries.
- e. The processing of farm produce beyond cutting, cleaning, grading, chilling, freezing, packaging and storing produce grown on the farming unit.

NB – processing produce beyond that permitted as “farming” may come within the definition of “Rural Industry”.

#### FARMING AND AGRICULTURAL SUPPLIER

For the purpose of the Special Development Zone, means a business primarily engaged in selling goods for consumption or use in the business operations of primary producers or animal husbandry and without limiting the generality of this term, includes:

- ~~a.~~ Equestrian and veterinary suppliers;
- ~~b.~~ Farming and horticultural equipment suppliers;
- ~~c.~~ Seed and grain merchants; and
- ~~d.~~ Stock and station outlets.

#### FUNERAL PARLOUR

means land and buildings used for the purpose of directing or conducting funerals and includes, without limitation:

- a. Mortuary facilities
- b. A place for holding funeral services

#### GARDEN CENTRES

~~{DELETED PC46, now defined as Retail Sales}~~

#### GREENFIELDS

~~means land in the Residential zone or areas within the growth precinct structure plans in Appendix 9A-9C that has not previously been subdivided for urban purposes. [PC45]~~

#### GROSS FLOOR AREA

means the combined total area of all internal floor space of all buildings on a site and includes, without limitation:

- a. Basement space.
- b. Elevator shafts and stairwells.
- c. Floor space in interior balconies and mezzanines.

**GROUND LEVEL**

means:

- a) the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created);
- b) if the ground level cannot be identified under paragraph (a), the existing surface level of the ground;
- c) if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure where it intersects the boundary.<sup>7</sup>

**GROWTH PRECINCT**

means the area identified in the Structure Plan Growth Precinct 1-3 in Appendix 9A-9C. [PC45]

**GROWTH PRECINCT 4**

means the area of Feilding as shown in the Precinct 4 Structure Plan Map in Appendix 8.1. [PC51]

**HABITABLE ROOM**

means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.<sup>8</sup>

~~A space used for activities normally associated with domestic living, but excludes any bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes-airing room or other space of a specialised nature occupied neither frequently nor for extended periods.~~

**HARDWARE SHOP**

~~[DELETED PC46, now defined as Retail Sales]~~

**HEIGHT**

means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.<sup>9</sup>

~~in relation to any building, means the vertical distance between the ground level at any point and the highest part of the building immediately above that point.~~

~~Height measurements specifically exclude:~~

- ~~a.—Antennas~~
- ~~b.—Chimneys~~
- ~~c.—Flagpoles~~

<sup>7</sup> National Planning Standard

<sup>8</sup> National Planning Standards

<sup>9</sup> National Planning Standards

**HEIGHT IN RELATION TO BOUNDARY****d.a. Lightning rods**

means the height of a structure, building or feature, relative to its distance from either the boundary of:

(a) a site; or

(b) another specified reference point.<sup>10</sup>

**HIGH IMPACT INDUSTRIES**

[DELETED PC46, now defined as Industry]

**HOME OCCUPATION BUSINESS**

means a commercial activity that is: (a) undertaken or operated by at least one resident of the site; and (b) incidental to the use of the site for a residential activity.<sup>11</sup>

~~means an occupation, craft, profession or service carried out in a dwelling unit or an associated accessory building, by an occupant of that dwelling that meets all of the following~~

- a. Is incidental and secondary to the residential use of the property
- b. Is undertaken or operated by a member(s) of the household residing on the property where the home occupation occurs and can include up to a maximum of two (2) other persons who do not reside on the property
- c. Involves no exterior storage, display or other indication of the home occupation (other than advertising sign permitted by this Plan)
- d. Involves no visits, delivery or collection of goods, materials or wastes outside the hours of 7am to 8pm
- e. Does not result in significant adverse effects including noise, odour, traffic movements

The following activities are specifically excluded from home occupation:

- f. any industry
- g. any light industry
- h. catteries and boarding, breeding and training kennels [PC64]
- i. motor vehicle sales and servicing
- j. waste/recycling collection and storage.

<sup>10</sup> National Planning Standards

<sup>11</sup> National Planning Standards

**HOME OCCUPATION**

means, within Growth Precinct 4, an occupation, business, trade, craft or profession performed entirely within a dwelling or accessory building by a member of the household residing permanently on the property which occupation, business, trade, craft or profession is a secondary and lesser use of the property after the primary residential activities. Home occupation does not include any activity involving panel beating, spray painting, motor vehicle repair, heavy trade vehicles, manufacturing, industrial, light industrial, or the boarding, breeding or training of dogs, and catteries. [PC51]

**HOMES FOR THE AGED**

~~[DELETED PC46, now defined as Assisted Living Accommodation]~~

**HOUSING FOR THE ELDERLY**

~~[DELETED PC46, now defined as Assisted Living Accommodation]~~

**INDIGENOUS FOREST**

includes any area of vegetation which has an actual or emerging dominance of naturally-occurring indigenous tree species which attain a diameter at breast height of at least 30 centimetres.

**INDIGENOUS VEGETATION**

means any naturally occurring association of indigenous plant species, and includes indigenous forest.

**INDUSTRY**

means the use of land or buildings for the purpose of manufacturing, fabricating, processing, repair, packaging, storage, collection, distribution including the wholesale or retail sale of goods manufactured or processed onsite and includes, without limitation:

- a. Animal and animal-product processing
- b. Abrasive blasting
- c. Cool stores and pack houses
- d. Engineering works
- e. Fibre-glassing
- f. Firewood processing and storage
- g. Grain drying and processing
- h. Landscaping storage and supplies
- i. Panel beating and spray painting
- j. Timber processing and treatment
- k. Transport depots
- l. Vehicle wrecking and scrap yards
- m. Waste material collection, processing and disposal including refuse transfer stations and recycling depot/resource recovery

|  |  |
|--|--|
|  | centre activities (excluding the day-to-day removal of refuse, by Council or an authorised contracting agency) [PC52]  |
| <del>INFILL</del>  | <del>means the subdivision of land previously subdivided for urban purposes.</del>   |
| <b>INFRASTRUCTURE OF REGIONAL AND NATIONAL IMPORTANCE</b>                      | in relation to network utilities, has the same meaning as the infrastructure of regional and national importance listed in Policy 3-1 of the Manawatū-Wanganui Regional Council One Plan. [PC55]   |
| <del>INTENSIVE FARMING</del><br><del>INTENSIVE INDOOR PRIMARY PRODUCTION</del> | <del>means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.<sup>12</sup></del><br><del>means the breeding or rearing of animals (including birds) where the productive processes are carried out year-round within buildings, or within closely fenced outdoor runs where the stocking density precludes the maintenance of pasture or ground cover. Intensive farming includes mushroom farming but does not include catteries, pig farming, boarding, breeding and training kennels [PC64] or aviaries.</del> |
| <b>KENNELS</b>   | [DELETED PC64, now defined as Boarding, Breeding and Training Kennels]   |
| <b>LANDFILL</b>  | <del>means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas.<sup>13</sup></del><br><del>means a site used for disposal of solid waste onto land, and includes all ancillary activities associated with the operation of a landfill.</del>  |
| <b>LANDSCAPE STRIP</b>   | means in relation to the Industrial Zone, a strip of land to be planted in accordance with Appendix 16.1 to improve visual amenity of the surrounding area rather than to screen activities on the subject site from view beyond the site. [PC52]  |
| <b>LARGE FORMAT RETAIL</b>   | means retail activity with a gross floor area of greater than 2000m <sup>2</sup> .   |
| <b>LATERAL SPREAD OVERLAY</b>  | means an area identified on the District Planning Maps, for which planning controls are applied to ensure foundations for new development can tolerate deflections imposed by liquefaction-induced ground subsidence. Sites within the Overlay were identified in the Feilding Liquefaction Study, 2013, as being moderately   |

<sup>12</sup> [National Planning Standards](#)

<sup>13</sup> [National Planning standards](#)

**LEGAL COVENANT**

susceptible to liquefaction. The risks of liquefaction identified in that report do not preclude development. [PC52]

means a covenant with Council under the Reserves Act 1977, an Open Space covenant with the QEII National Trust, or a covenant with the Department of Conservation under the Conservation Act 1987.

**LIGHT INDUSTRY**

means the use of land or buildings for small-scale local industries including, without limitation:

- a. Cabinet making, furniture manufacture and restoration and upholstery
- b. Depots for trades people such as painters, plumbers, builders, glaziers or electricians
- c. Hire of vehicles and general equipment
- d. Printing and packaging
- e. Relocated building storage and repair yards
- f. Storage and warehousing.

**LIVING COURT**

~~means a landscaped and planted area which is required by this Plan to be unoccupied and unobstructed from the ground upwards, and which is adjacent to the main living area of the dwelling unit.~~

~~Structures which will enhance the use and enjoyment of the court and special modifications to houses to suit the needs of those with disabilities (e.g. ramps) will be permitted.~~

**LOCAL ROAD**

means roads that provide access and connectivity within a local area. Local roads in urban areas typically carry up to 3,000 vehicles per day, have low vehicle speeds, have two lanes and provide for on-street parking, property access and pedestrian needs. Local roads in rural areas typically carry less than 1,000 vehicles per day. [PC55]

**LUNCHBARS AND DAIRIES**

for the purposes of the Industrial Zone, means any food outlet which is intended to provide for the day to day needs of workers in the surrounding Industrial Zone. Such facilities may be retail activities, secondary to the principal use of the site for industrial activities, or exist in their own right but must not exceed 100m<sup>2</sup> gross floor area. [PC55]

**MAIN LIVING AREA**

~~means either a living room, dining room or rumpus room.~~

**MAINTENANCE AND MINOR REPAIR**

in relation to significant historic built heritage, means the repair of materials by patching, piecing in, splicing and consolidating existing materials. It includes replacement of minor components such as

**MAJOR ARTERIAL ROAD**

individual bricks, cut-stone, timber sections, tiles and slates where these have been damaged beyond reasonable repair or are missing.

Original replacement material should be sourced where possible otherwise, the replacement must be of the same or similar material, colour, texture, form and design as the original it replaces. The number of components replaced must be substantially less than existing.

means roads of strategic importance to the Region. They provide interconnections between areas within the District and distribute traffic from major intercity links. Access is generally at grade but may be limited. Urban traffic volumes are typically greater than 20,000 vehicles per day and rural 5,000 vehicles per day with a significant number of heavy vehicles. Typical urban operating speeds are 50 to 70km/h and rural 80 to 100km/h. Major Arterial Routes are State Highways 54, 56, Milson Line, Saddle Road and Camerons Line. Refer to Appendix 3B.1 for those roads that are identified in the District as being a Major Arterial Road. [PC55]

**MAORI LAND**

has the meaning set out in the Te Ture Whenua Act 1993.

**MAST**

means any pole, tower, or similar structure designed to carry antennas to facilitate radiocommunication and/or telecommunication. It excludes equipment attached to any mast to conduct lightning.

**MILITARY EXERCISES**

for the purposes of the Manfeild Park Zone, means military training activities which are temporary in nature and are restricted to orienteering exercises, communications training, tactical exercises, escape and evasion exercises which are undertaken by the New Zealand Defence Forces provided that these activities do not involve the discharge of explosives, guns or other weapons or the use of explosive simulators.

**MILKING SHED**

~~means buildings used in the process of collecting milk from animals.~~

**MINOR ARTERIAL ROAD**

means roads that provide access between Collector and Major Arterial Roads. These roads have a dominant through vehicular movement and carry the major public transport routes. Access to property may be restricted and rear servicing facilities may be required. Urban traffic volumes are typically 8,000 to 20,000 vehicles per day and rural from 1,000 to 5,000 vehicles per day with a higher proportion of heavy vehicles. Typical urban operating speeds are 40 to 60km/h and rural 80 to 100 km/h. Minor arterial roads include Rongotea-Longburn Road to the north of Kairanga-Bunnythorpe Road, Green Road, and the Cheltenham-Managaweka routes. Refer to Appendix 3B.1 for those



**MINOR RESIDENTIAL UNIT<sup>14</sup>**

roads that are identified in the District as being a Minor Arterial Road. [PC55]

means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site

**MINOR UPGRADING**

in relation to network utilities means increasing the carrying capacity or efficiency of an existing utility while the effects of that utility remain the same or similar in character, intensity and scale. Minor upgrading shall not include an increase in the voltage of an electricity line unless the line was originally constructed to operate at the higher voltage but has been operating at a reduced voltage. Examples of minor upgrading may include:

- a. Adding circuits and conductors to electricity and telecommunication lines.
- b. Reconductoring lines with higher capacity conductors.
- c. Resagging conductors.
- d. Bonding of conductors
- e. Adding longer or more efficient insulators.
- f. Adding earthwires to electricity lines, which may contain telecommunication lines, earthpeaks and lightning rods.
- g. Adding electrical or telecommunication fittings.
- h. Replacement of cross arms with cross arms of an alternative design.
- i. Relocation and replacement of support structures, such as poles supporting electricity and telecommunication lines up to 3m from the original location and in case of the National Grid, relocation and replacement of support structures up to 5m.
- j. An increase in support structure height required to achieve compliance with NZECP34-2001.
- k. In the case of the National Grid and electricity distribution lines, an increase by not more than 15% of the base height of the support structure where the base height is defined as the height of the structure established as at January 2010. [PC55]

**MOTOR-CARAVAN SITES**

~~means the parking of up to two self-contained motor caravans /campervans/caravans for a period of up to two days.~~

<sup>14</sup> National Planning Standards

**MOTOR SPORT ACTIVITIES**

Means an event involving an automobile or motorbike which has a competitive nature or is given a competitive nature by the publication of results and includes:

- a. A race including any practice session
- b. A rally
- c. A club sport event
- d. A trial (navigational, sporting or regularity)
- e. A sprint
- f. A rally cross, which is a motor sport for cars run on an approved circuit at least 800 metres long, of which one quarter and not more than one half of the track must be sealed
- g. A rally sprint
- h. A motorkhana, which is a motorsport event for cars that is a test primarily of driver skill (rather than outright speed) in which competitors negotiate a precise course defined by flags or cones
- i. A record attempt
- j. An economy run or
- k. An autocross, which is a motorsport event for cars on a marked out course on an unsealed or sealed surface.

**MOTOR VEHICLE**

~~has the same meaning as defined in the Land Transport Act (1998).~~

**MOTOR VEHICLE SALES AND SERVICING**

means any of the following:

- a. The sale, servicing, hire or lease of caravans, farm vehicles, farm machinery, motor vehicles, trailers, or trailer boats
- b. The sale of spare parts for caravans, farm vehicles, farm machinery, motor vehicles, trailers, or trailer boats

**MULTI-UNIT RESIDENTIAL DEVELOPMENT**

means two or more self-contained dwelling units that are located on one site. A multi-unit residential development includes but is not limited to apartment buildings and terrace housing. [PC51]

**NATIONAL GRID**

means the assets used or owned by Transpower NZ Limited. [PC45]

**NATIONAL GRID CORRIDOR**

means the area measured either side of the centreline of above ground National Grid lines (see definition of National Grid Yard) as follows:

~~1-a.~~ 14m for 110kv lines on single poles

~~2-b.~~ 32m for 110kv lines on towers

**NATIONAL GRID YARD**

3-c. 37m for 220kv lines on towers

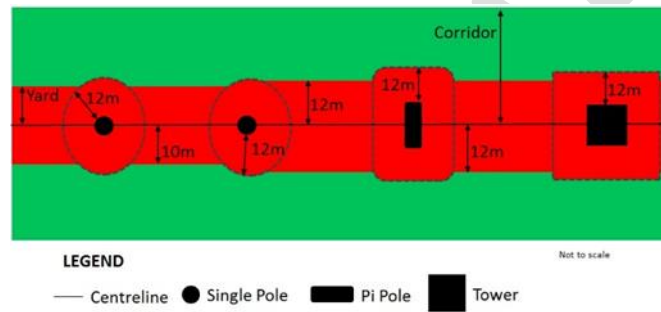
Note: the National Grid Corridor and Yard setbacks do not apply to underground cables or any transmission lines (or sections of lines) that are designated. [PC55]

means:

1-a. The area located 12m in any direction from the outer edge of a National Grid support structure; and

2-b. The area located 10m either side of the centreline of an overhead 110kv National Grid line on single poles; or

3-c. The area located 12m either side of the centreline of any overhead National Grid line on towers. [PC55]

**NATURAL AND PHYSICAL RESOURCES**

are defined in Section 2 of the Act.

**NATURAL AREA**

means any wetland, lake or river and its margin, any area of indigenous vegetation, or any other outstanding natural feature.

**NET FLOOR AREA**

means the sum of any gross floor area; and

(a) includes:

(i) both freehold and leased areas; and

(ii) any stock storage or preparation areas; but

(b) excludes:

(i) void areas such as liftwells and stair wells, including landing areas;

(ii) shared corridors and mall common spaces;

(iii) entrances, lobbies and plant areas within a building;

(iv) open or roofed outdoor areas, and external balconies, decks, porches and terraces;

(v) off street loading areas;

(vi) building service rooms;

**NET SITE AREA**

(vii) parking areas and basement areas used for parking, manoeuvring and access; and

(viii) non-habitable floor spaces in rooftop structures

~~means the total area of the site, less any area of the site used as an entrance strip.~~

means the total area of the site, but excludes:

(a) any part of the site that provides legal access to another site;

(b) any part of a rear site that provides legal access to that site;

(c) any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.

**NETWORK UTILITY**

Means an activity or operation of a network utility operator (as defined under section 166 of the Resource Management Act) and also includes those facilities which provide an essential service to the public including:

~~1-a.~~ telecommunications,

~~2-b.~~ radiocommunications,

~~3-c.~~ transformation, transmission or distribution of electricity,

~~4-d.~~ distribution or transmission or pipeline of gas or petroleum,

~~5-e.~~ water supply (including treatment),

~~6-f.~~ sewerage reticulation,

~~7-g.~~ sewage treatment and disposal,

~~8-h.~~ drainage and stormwater control or irrigation systems,

~~9-i.~~ roads,

~~10-j.~~ railway,

~~11-k.~~ fire stations,

~~12-l.~~ airports,

~~13-m.~~ navigational aids,

~~14-n.~~ meteorological facilities,

~~15-o.~~ solid waste facilities, and

~~16-p.~~ RNZAF Base Ohakea. [PC55]

**NODAL AREA**

~~means any land within the Feilding, Rangiwahia or Hiwinui subdivision nodes identified in Appendix 5A and any land within 1km of any of the following places:~~

**NOISE SENSITIVE  
ACTIVITY**

- a. ~~Colyton School.~~
- b. ~~Taikorea Hall.~~
- c. ~~Glen Oroua School.~~
- d. ~~Apiti Village Zone boundary.~~
- e. ~~Utuwai School.~~
- f. ~~Pohangina Hall.~~
- g. ~~Rongotea Village Zone boundary.~~
- h. ~~Bunnythorpe Village Zone boundary.~~
- i. ~~Cheltenham Village Zone boundary.~~
- j. ~~Sanson Village Zone boundary.~~
- k. ~~Kimbolton Village Zone boundary.~~
- l. ~~Halcombe Village Zone boundary.~~
- m.a. Waituna West School.

means any of the following:

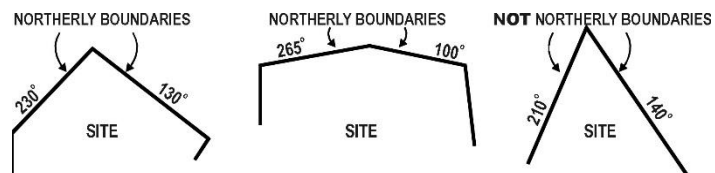
- a. Assisted living accommodation
- b. Community facilities
- c. Dwelling, Residential Unit, Minor Residential Unit and other residential activities
- d. Educational facilities
- e. Visitor Accommodation
- f. Retirement Facilities ~~Hospitals~~. [PC55]

**NON-COMPLYING  
ACTIVITIES**

are defined in Section 2 of the Act.

**NORTHERLY BOUNDARY**

in relation to a site means any boundary which has part of that site abutting to the south of it, and which is oriented between 90 degrees and 135 degrees, or between 225 degrees and 270 degrees, in relation to true north. (Examples below):



**OFFICES**

for the purpose of the Special Development Zone, means an activity which involves the use of land or buildings for administrative or professional activity that is ancillary to activities occurring at Manfeild Park.

**OFFICIAL SIGN**

means all signs required or provided for under any statute or regulation, or are otherwise related to aspects of public safety<sup>15</sup>

~~means any regulatory traffic and official signs approved by Council or provided under any legislation. [PC55]~~

**OUTLINE PLAN**

means an outline plan showing a public work, project, or work to be constructed on designated land, submitted to Council under Section 176A of the Act to allow Council to request changes before construction is commenced.

**OUTDOOR LIVING SPACE<sup>16</sup>**

means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.

**PANTRY SHOP**

~~[DELETED PC46, now defined as Retail Sales]~~

**PB40**

refers to the typical horticultural sector method for describing plant size at time of planting. PB stands for Pint Bags. These are typically high quality UV stabilised black plastic Planter Bags otherwise known as Planter Bags.

1 pint = 600ml. As a rough guide, multiply the PB number by 0.6 to get the volume in litres of the bag. A planter bag required to be PB40 should measure approximately 230 x 230 x 460 x 125mm and comprise a volume of approximately 18-25 litres. [PC52]

**PENS HOUSING ANIMALS**

means land and buildings used for the housing, whether temporary or permanent, of animals. It includes feed pads whether covered or uncovered, yards used for holding and sorting animals and facilities used for animal rearing such as calf sheds.

<sup>15</sup> [National Planning Standards](#)

<sup>16</sup> [National Planning Standards](#)

**PERMEABLE SURFACE**

means any part of a site which is grassed or planted in trees or shrubs and/or is capable of absorbing water or is covered by decks which allow water to drain through to a permeable surface. It does not include any area which:

- ~~1-a.~~ falls within the definition of site coverage except for decks as above
- ~~2-b.~~ is occupied by swimming pools; or
- ~~3-c.~~ consists of an impermeable paved, concreted or asphalted with a continuous surface. [PC51]

**PERMITTED ACTIVITIES**

are defined in Section 2 of the Act.

**PIG FARMING**

means keeping, raising or breeding pigs, where the productive processes are carried out within buildings, or within closely fenced outdoor runs ~~where the stocking density precludes the maintenance of pasture or ground cover.~~

**PLACE OF ASSEMBLY**

~~[DELETED PC46, now defined as Community Facilities]~~

**PLANNED DEVELOPMENT**

means network utility infrastructure that is the subject of a lodged or granted application for certificate of compliance or resource consent, or a notice of requirement, or a confirmed designation. [PC55]

**PLANT PESTS**

~~mean any plants listed as Total Control, Boundary Control, Aquatic or National Surveillance Plant pests by the Regional Council.~~

**PORTABLE SAWMILL**

~~[DELETED PC52]~~

**POULTRY KEEPING**

includes geese, ducks, chickens, turkeys and domestic fowls of all descriptions, except as defined as Intensive Farming.

**QUARRY<sup>17</sup>**

means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities

**QUARRYING ACTIVITIES<sup>18</sup>**

means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.

<sup>17</sup> National Planning Standards

<sup>18</sup> National Planning Standards

**RADIOCOMMUNICATION**

means a transmission, emission, or reception of signs, signals, writing, images, sounds, or intelligence of any nature by electromagnetic waves of frequencies between 9 kilohertz and 3,000 gigahertz, propagated in space without artificial guide.

**RADIOCOMMUNICATION AND/OR TELECOMMUNICATION FACILITIES**

includes any line, mast, pole, aerial, tower, antenna, antenna dish, fixed radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting radiocommunication or telecommunication.

**~~RADIOCOMMUNICATION, TELECOMMUNICATION AND ANCILLARY PURPOSES AND LAND USES~~**

~~[DELETED PC55]~~

**RECREATION ACTIVITIES**

means land and buildings used by the public for active and passive recreation activities and includes structures and landscaping required to enable the following:

- a. Clubrooms and halls
- b. Grandstands and stadia
- c. Public Toilets
- d. Playgrounds
- e. Sealed courts and turf
- f. Sports fields
- g. Swimming pools

**REGIONAL COUNCIL**

means the Manawatū-Wanganui Regional Council, also known as horizons.mw.

**RELOCATED BUILDING**

means any second hand building which is transported in whole or in parts and relocated from its original site to its final destination site, but excludes a pre-fabricated building which is delivered dismantled to a site, for erection on that site. [PC55]

**REPLACEMENT**

For the purpose of network utilities, means putting new components in place of existing components where the network utility infrastructure remains the same or similar in character, intensity and scale as what was originally in that location. [PC55]

**~~RESIDENTIAL ACCOMMODATION~~**

~~[DELETED PC46, now defined as Dwelling]~~



|  |  |
|--|--|
| <b>RESIDENTIAL ACTIVITY</b>                | means the use of land and building(s) for peoples living accommodation. [PC51]   |
| <b>RESIDENTIAL CARE HOMES</b>              | <del>[DELETED PC46, now defined as Assisted Living Accommodation]</del>  |
| <b>RESIDENTIAL UNIT</b>                    | means a building(s) or part of a building that is used for residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities. [PC51]  |
| <b>RESTAURANT</b>                          | <del>[DELETED PC46, now defined as Entertainment Facilities]</del>   |
| <b>RESTRICTED DISCRETIONARY ACTIVITIES</b> | <del>are defined in Section 2 of the Act.</del>  |
| <b>RETAIL ACTIVITIES</b>                   | <p>means the use of land or buildings where goods, equipment or services are sold, displayed, hired or offered for sale or direct hire to the public and includes, without limitation:</p> <ol style="list-style-type: none"> <li>Bakeries</li> <li>Dairies</li> <li>Garden centres</li> <li>Hardware stores</li> </ol> <p>The following are specifically excluded from retail activities:</p> <ul style="list-style-type: none"> <li>Commercial Services</li> <li>Industry</li> <li>Large format retail</li> <li>Motor vehicle sales and servicing</li> <li>Service stations</li> <li>Supermarkets</li> </ul> |
| <b>RETIREMENT VILLAGE</b>                  | <p><u>means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities<sup>19</sup>.</u></p> <p><del>means a comprehensive development which may include housing, recreational, welfare, and medical facilities which is intended</del></p>                       |

<sup>19</sup> National Planning Standards

|                                  |   |
|----------------------------------|---|
|                                  | <del>principally or solely for retired persons or people with disabilities.</del><br>[PC51]   |
| <b>REVERSE SENSITIVITY</b>       | means the potential for the operation of an existing lawfully established activity to be constrained or curtailed by the more recent establishment of other activities, which are sensitive to the adverse environmental effects being generated by the pre-existing activity. [PC52]                     |
| <b>ROAD</b>                      | has the same meaning as Section 315 of the Local Government Act (1974).   |
| <b>RURAL AND ANIMAL SERVICES</b> | means land and buildings used for the provision of sales and services associated with the rural sector and includes, without limitation: <ul style="list-style-type: none"> <li>a. Animal grooming</li> <li>b. Farming, agricultural and horticultural supplies</li> <li>c. Veterinary clinics</li> </ul> |
| <b>RURAL INDUSTRY</b>            | [DELETED PC46, now defined as Industry]<br><u>means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.</u> <sup>20</sup>  |
| <b>SAWMILL</b>                   | [DELETED PC52]  |
| <b>SCHEDULE P</b>                | is a schedule of materials and general construction techniques for building elements that, for the purposes of this Plan are deemed to reduce the exterior 'A' weighted aircraft noise levels by 20 decibels with respect to the interior 'A' weighted sound levels.                                      |
| <b>SCHEDULE Q</b>                | is a schedule of materials and general construction techniques for building elements that, for the purposes of this Plan are deemed to reduce the exterior 'A' weighted aircraft noise levels by 25 decibels with respect to the interior 'A' weighted sound levels.                                      |
| <b>SCHEDULE R</b>                | is a schedule of materials and general construction techniques for building elements that, for the purposes of this Plan are deemed to reduce the exterior 'A' weighted aircraft noise levels by 30 decibels with respect to the interior 'A' weighted sound levels.                                      |
| <b>SCREEN PLANTING AREA</b>      | means in relation to the Industrial Zone, an area required to be planted in accordance with Appendix 16.1, to screen activities on the subject site as far as practicable, from view from the adjacent road or non-industrial zone land. [PC52]   |

<sup>20</sup> National Planning Standards

|                                 |   |
|---------------------------------|---|
| <b>SEISMIC STRENGTHENING</b>    | <p>means works undertaken to improve the structural performance of a building by modifying, or adding to, the structure of a building to meet the requirements of the Building Act (2004), any subsequent amendments to that Act and any current Council Earthquake-Prone building policy.</p> <p>Works that are deemed seismic strengthening shall be identified by a chartered professional engineer who has knowledge of the structural characteristics and earthquake performance of the type of building being assessed.</p>                           |
| <b>SENSITIVE ACTIVITIES</b>     | <p>has the same meaning as Noise Sensitive Activity defined earlier in this chapter. [PC55]</p>   |
| <b><del>SERVICE COURT</del></b> | <p><del>means an area of land which is required by the Plan for the provision of servicing facilities to each dwelling unit. Special modifications to houses to suit the needs of those with disabilities (e.g. ramps) are permitted in this area.</del></p>  |
| <b>SERVICE STATION</b>          | <p>means a business engaged in refuelling and servicing motor vehicles, selling petroleum products and accessories for motor vehicles (including convenience goods for motorists) and may include the cleaning and mechanical repair of motor vehicles and the repair of domestic equipment.</p> <p>The following activities are specifically excluded from service station:</p> <ul style="list-style-type: none"> <li>• panel-beating</li> <li>• spray painting</li> <li>• heavy engineering such as engine re-boring and crankshaft grinding.</li> </ul> |
| <b><del>SHOP</del></b>          | <p><del>[DELETED PC46, now defined as Retail Sales]</del></p>   |
| <b>SIGN</b>                     | <p>means any advertising matter used to give information on a product, service, event or location. It includes the frame, supporting device and any associated ancillary equipment where the principal function is to support the advertising matter. Any advertising material located within shop window displays in the Inner and Outer Business Zones and the Special Development Zone are excluded. [PC55]</p>  |
| <b>SIGN FACE AREA</b>           | <p>means the measurement of the area covered by advertising matter and does not include the area of the support device. [PC55]</p>  |

**SIGNIFICANT HISTORIC BUILT HERITAGE**

means any building (identified as Category A or B), or memorial, or object that is listed in a schedule in the District Plan due to its historic heritage value.

**SITE**

~~means an area of land capable of being disposed of separately.~~

means:

(a) an area of land comprised in a single record of title under the Land Transfer Act 2017; or

(b) an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or

(c) the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or

(d) despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.<sup>21</sup>

**SITE COVERAGE**

means that portion of the net site area, expressed as a percentage, which may be covered by buildings, including eaves, balconies and verandahs in excess of 0.6m wide.

The following are not included in the calculation of site coverage:

- ~~a.~~ Eaves, balconies and verandahs less than 0.6m wide.
- ~~b.~~ Pergolas and other similar open structures.
- ~~c.~~ Conservatories encroaching into any living court required by this Plan.
- ~~d.~~ Outdoor swimming pools.
- ~~e.~~ Special modifications to houses to suit the needs of those with disabilities, e.g. ramps.

**SOUND TRANSMISSION PATH**

means any possible sound path from outside the building to inside the room concerned but where the building construction option is both part of the outside envelope of the building and also part of the room itself.

**SPECIAL EVENT**

For the purpose of noise standards in the Manfeild Park Zone, means an event that is not a motorsport activity taking place at the

<sup>21</sup> National Planning Standards

|                              |  |
|------------------------------|--|
|                              | Motorsport Park and circuit (that are controlled by reference to separate resource consent conditions). But which otherwise meets the permitted activity status for the zone except that it exceeds the noise limits in Rule B8.3.1 f.   |
| <b>SPECIALIST SERVICES</b>   | [DELETED PC46, now defined as Commercial Services]   |
| <b>STORMWATER NEUTRALITY</b> | means post development runoff that equals the pre development runoff; so despite an increase in hard surfaces from roads, roofs and other impervious surfaces associated with development, the design of the subdivision enables runoff to be managed on-site (individual properties) and within the boundary of the subdivision using swales on roads for conveyance and detention ponds. [PC45]  |
| <b>STREET FURNITURE</b>      | means any structures and equipment lawfully located on or over the legal road reserve. It includes public telephones, litter bins, (not skip bins), street lighting, bus shelters, roadside rest areas and toilets, information centres and weigh stations, street trees and landscaping.  |
| <b>STREET USER</b>           | means any street stall, street appeal, busker, preacher, parade, or public gathering, pamphlet distributor, street photographer, or mobile shop, operating in a public place. NB – Such operations require Council’s permission under the District Bylaws.   |
| <b>STREETSCAPE</b>           | means the visual elements, within and adjoining the street, including the road, structures, trees and open spaces and adjoining buildings that combine to form the street’s character.   |
| <b>SUPERMARKET</b>           | means any premises that are principally used for the retail sale of groceries and other associated food and drink items and household goods and that has a retail floor area of over 300 square metres.  |
| <b>TELECOMMUNICATION</b>     | means the conveyance from one device to another of any signal, sign, impulse, writing, image, sound, instruction, information or intelligence of any nature, whether for the information of any person using the device or not.  |
| <b>TEMPORARY ACTIVITIES</b>  | means any short term activity that does not occur more than four times a year on the same site and any buildings and structures associated with that activity and includes, but is not limited to: <ul style="list-style-type: none"> <li>• Sporting events, public meetings, galas, market days, and recreational and festive events</li> <li>• Temporary buildings and structures</li> <li>• Any temporary storage of goods for materials</li> </ul> |

**TEMPORARY SIGN**

- Demolition and removal of buildings. [PC55]

means any sign that is of a temporary nature advertising any forthcoming activity. It includes, without limitation:

- Any parliamentary or local authority election signs
- Construction or development signage on any building or demolition site
- Exhibition or event signage
- Real estate signs advertising the sale, rent or auction of land or premises

Temporary signs do not include a permanent structure whereby the advertising matter is altered regularly. [PC55]

**TOURIST FACILITIES**

means land and buildings used for the education and entertainment of domestic or international tourists.

**TRAVELLERS' ACCOMMODATION**

[DELETED PC46, now defined as Visitor Accommodation]

**UNDERGROUND PIPES, CABLES AND LINES**

[DELETED PC55]

**UNFORMED ROAD**

means any road below full metalled road standard, i.e. any road without proper base-course and top-course layers which are able to be graded.

**URBAN AREA**

means any land zoned Residential, [Village Settlement](#), Inner or Outer Business, Industrial, Recreation, Manfeild Park or Special Development. [Future Urban](#)- [PC55]

**UTILITIES**

[DELETED PC55]

**VISITOR ACCOMMODATION**

means places used for accommodating tourists and residents away from their normal place of residence and includes any ancillary service or amenity provided on the site such as a restaurant, café or other eating place, swimming pool or playground.

It includes, without limitation, any of the following:

- Hotels
- Motels
- Motor camps, camping grounds and caravan parks
- Self-catering accommodation
- Tourist lodges, backpackers

**WETLAND**

*“includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.”* Wetlands do not include artificially created wetlands or areas of rushes within wet pasture.

**WORK SKILLS TRAINING CENTRE**

For the purposes of the industrial zone means an educational facility, which teaches any NZQA accredited course to develop or enhance basic or technical skills including apprenticeships associated with trade, industrial or commercial activities. [PC52]

**YARD**

means a part of a site that is unoccupied and unobstructed by buildings from the ground upwards, except as otherwise provided by this Plan. The width must be measured in the horizontal plane.

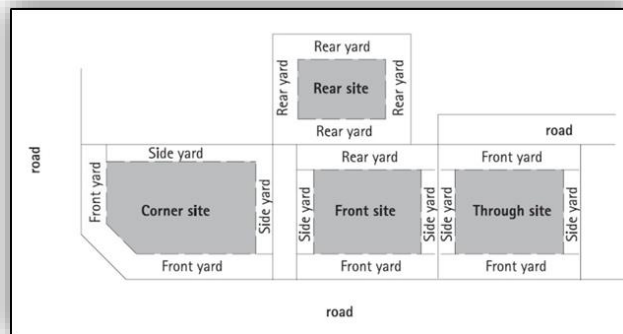
Front Yard means a yard between the road boundary and a line parallel thereto and extending across the full width of the site. Where the planning maps show a proposed road, the proposed road line shall be a road boundary for the purposes of front yard requirements.

Rear Yard means a yard bounded by the rear boundary of the site and a line parallel thereto and extending across the full width of the site.

A rear yard in respect of any rear site means a continuous yard bounded by all the boundaries of the site. Corner sites do not have rear yards.

Side Yard means a yard which except for any portion of the site comprised in a front or rear yard lies between the full length of a side boundary and a line parallel thereto. In respect of a corner site every boundary not being a road frontage shall be a side boundary.

The location of front, rear and side yards is shown in the Figure below:



**ZONE**

means an area identified on the District Planning Maps, for which the District Plan specifies rules and standards for development.