

Part 1 Definitions

A

Access

Updated 14 November 2005

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

- an access strip;
- an access lot;
- a public access way.

Access lot

Updated 14 November 2005

means any separate lot used primarily for access to a lot or to lots having no legal frontage. However, if that area of land is:

- wider than 6m, and
- not legally encumbered to prevent the construction of buildings,

it is excluded from the definition of access lot.

Access strip

Updated 14 November 2005

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

Updated 22 May 2006

has the same meaning as defined in Section 315 of the Local Government Act 1974.

Accessory building

Updated 14 November 2005

means a building, which is separate from the principal building or buildings on the site, the use of which is incidental to the use of the principal building or buildings on the site or (where there is no principal building) the use of the site. In respect of land used for residential activity "accessory building" extends to include a sleepout (but not a family flat) garage or carport (whether free standing or attached to any other building), shed, glasshouse, fence, swimming pool, or similar structure.

Act

Updated 14 November 2005

means the Resource Management Act 1991 and its amendments.

Additional buildings

Updated 14 November 2005

in relation to protected buildings, places or objects, means any additional structure, whether temporary or permanent, movable or immovable, but does not include alterations as defined below.

Adjoining

Updated 14 November 2005

land shall be deemed to be adjoining other land, notwithstanding that it is separated from the other land only by a road, railway, drain, water race, river or stream.

Agricultural, horticultural and pastoral farming

Updated 14 November 2005

means a land based activity, having as its primary purpose the production of any livestock or vegetative matter, and includes buildings, but excludes intensive livestock management.

Allotment

Updated 14 November 2005

shall have the same meaning as in Section 218 of the Resource Management Act 1991; except that, for the purpose of this Plan, in the case of:

- land being subdivided, the word "allotment" shall be extended to include an area of land or volume of space the boundaries of which are separately shown on a plan submitted with an application for subdivision consent, including two or more areas, whether adjoining or not, which are held, intended to be held, or required to be held together in a single certificate of title, and any balance area; and/or
- land being subdivided under the cross lease or company lease systems or the Unit Titles Act 1972, the word allotment shall be extended to have the same meaning as site.

Alterations

Updated 14 November 2005

in relation to a protected building, place or object, means any work by way of construction, modification (including the fixing and installation of outdoor advertisements), or partial demolition which may have the effect of altering the heritage fabric of that protected building (both internally or externally), place or object; and maintenance using materials or techniques that are detrimental to the materials or finish of the heritage item; but excludes repainting existing painted surfaces and cleaning or washing with materials or techniques not detrimental to the heritage fabric. External alterations to buildings adjoining an important public open space means any work by way of construction or modification which may have the effect of altering the exterior fabric of the building, but excludes any maintenance, cleaning or repainting.

Amenities/amenity values

Updated 14 November 2005

has the same meaning as defined in Section 2 of the Act.

Archaeological site

Updated 14 November 2005

has the same meaning as defined in the Historic Places Act.

Automotive and marine supplier

Updated 16 November 2009

means a business primarily engaged in selling automotive vehicles, marine craft, accessories to and parts for such vehicles and craft, and without limiting the generality of this term, includes suppliers of:

- boats and boating accessories;
- cars and motor cycles;
- auto parts and accessories;
- trailers and caravans;
- tyres and batteries; and
- any other goods allowed by any other definition under "trade supplier".

B

Balcony

Updated 14 November 2005

means a structure which is part of a building, above ground floor level, roofed or unroofed and completely open to the weather on at least one side, except for a balustrade. For the purposes of residential activities, the structure must have direct and reasonable access to the residential unit which it serves.

Bar area

Updated 14 November 2005

means those parts of premises licensed to sell liquor for consumption on the premises which are used exclusively or principally for the sale, supply or consumption of liquor and includes serving areas but excludes those areas used for storage, toilet rooms, stairwells, lift wells and machine rooms.

Boundary

Updated 14 November 2005

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

- **Internal boundary** means any boundary of the net area of a site other than a road boundary.
- **Road boundary** means any boundary of a site abutting a legal road (other than a public access way or service lane) or contiguous to a boundary of a road designation. Frontage or road frontage shall have the same meaning as road boundary.

B

Building

Updated 31 July 2012

means as the context requires:

- any structure or part of a structure whether permanent, moveable or immovable; and/or
- any use, erection, reconstruction, placement, alteration or demolition of any structure or part of any structure in, on, under or over the land,

but does not include:

- any scaffolding or falsework erected temporarily for maintenance or construction purposes;
- fences or walls of up to 2.0m in height, not used for advertising or for any purpose other than as a fence or wall;
- structures which are both less than 6m² in area, and less than 1.8m in height;
- masts, poles, radio and telephone aerials less than 6m above mean ground level;
- **any public artwork located in that part of the City contained within Bealey, Fitzgerald, Moorhouse, Deans and Harper Avenues.**

Note:

The effect of this definition is different from the effect of the Third Schedule of the Building Act 2004, in that some structures that do not require a building consent under the Building Act, may still be required to comply with the provisions of the City Plan.

Building line restriction

Updated 14 November 2005

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

Building supplier

Updated 16 November 2009

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:

- glaziers;
- locksmiths; and
- suppliers of:
 - awnings and window coverings;
 - bathroom, toilet and sauna installations;
 - electrical materials and plumbing supplies;
 - heating, cooling and ventilation installations;
 - kitchen and laundry installations, excluding standalone appliances;
 - paint, varnish and wall coverings;
 - permanent floor coverings;
 - power tools and equipment;
 - safes and security installations;
 - timber and building materials; and
 - any other goods allowed by any other definition under 'trade supplier'.

C

Care home

Updated 14 November 2005

means an old people's home within the meaning of the Old People's Home Regulations 1965 and subsequent amendments thereto, or a home for the residential care of people with special needs and/or any land or buildings used for the care during the day of elderly persons.

Central City

Updated 31 July 2012

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

Central City Retail Precinct

Updated 31 July 2012

means that area of land bordered by Oxford Terrace, Lichfield Street, High Street and Hereford Street.

Cinema

Updated 14 November 2005

means a place used for the projection of moving pictures.

City Plan

Updated 14 November 2005

means the publicly notified District Plan for Christchurch City, and subsequent amendments.

Commercial services

Updated 1 December 2006

means a business providing personal, property, financial, household, private or business services to the general public and includes, but is not limited to:

- airline and entertainment booking services;
- betting shops;
- copy and quick printing services;
- customer banking facilities;
- customer postal services;
- counter insurance services;
- credit unions, building societies and investment co-operatives;
- drycleaning and laundrette services;
- electrical goods repair services;
- footwear and leather goods repair services;
- hairdressing and beauty salons and barbers;
- key cutting services;
- money lenders;
- real estate agents and valuers; and
- travel agency services.

Community Housing Unit

Updated 06 December 2013

means a residential unit supplied by Christchurch City Council, Housing New Zealand or a Registered Community Housing provider (under Part 10 of the Housing Restructuring and Tenancy Matters Act, 1992) and which is offered for rental as Social Housing (as defined at Section 2 of the Housing Restructuring and Tenancy Matters Act, 1992).

Community infrastructure

Updated 22 May 2006

has the same meaning as defined in Section 197 of the Local Government Act 2002.

Comprehensive residential development

Updated 14 November 2005

means a comprehensively planned and designed collection of two or more residential units, where the building and subdivision consents are submitted concurrently.

Council

Updated 14 November 2005

means the Christchurch City Council or any committee, subcommittee, commissioner, officer or person to whom the Council's powers, duties or discretions under this code have lawfully been delegated pursuant to the provisions of the Act. District council has the same meaning.

Cycle lane

Updated 14 November 2005

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

Updated 14 November 2005

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

Cycleway

Updated 14 November 2005

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

D

Day care facility

Updated 14 November 2005

means land and/or buildings used for the care during the day of elderly persons, persons with disabilities, and children, other than those residing on the site.

Demolition

Updated 31 July 2012

in relation to a protected building, place or object, means its destruction in whole but not in part, *where that item is located outside the Central City* .

For heritage items located within the Central City, it means the destruction in whole or of a substantial part of a listed heritage item which results in the complete or significant loss of the heritage form, fabric and heritage values of the item, but excludes demolition necessary for undertaking repairs to or reconstruction of a heritage item.

D

Depth

Updated 14 November 2005

For the purpose of the 'Continuous building length - exterior walls' rules, the depth of a step in an exterior wall shall be measured at right angles to the exterior wall from which it is being measured. (Refer to Part 2, Appendix 1A)

Development contribution

Updated 22 May 2006

has the same meaning as defined in Section 197 of the Local Government Act 2002.

Drag Racing

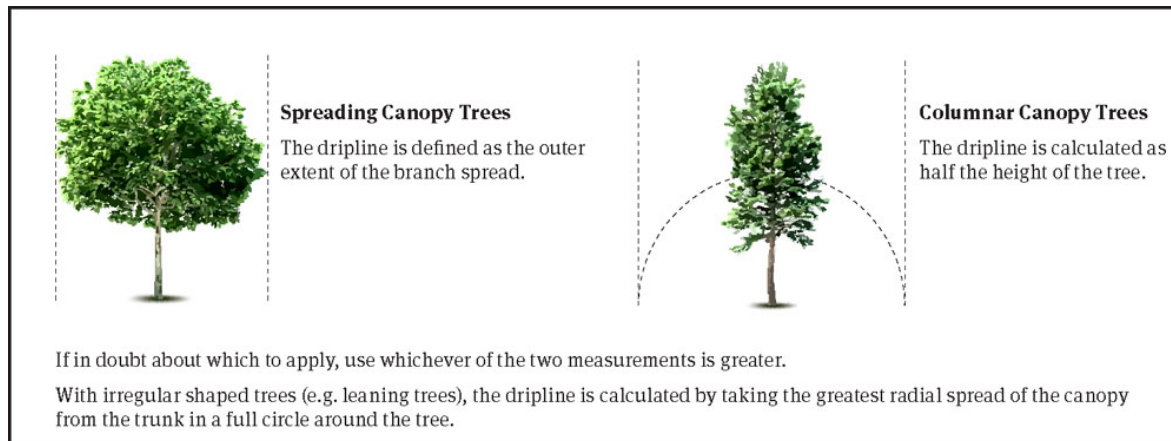
Updated 26 August 2016

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

Dripline

Updated 10 October 2013

For the purpose of rule 5.2A (Volume 3 Part 9), the dripline of a tree means 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.



E

Earthquake Waste

Updated 24 November 2011

- (a) means -
- solid waste resulting from the Canterbury earthquakes, including liquefaction silt;
 - 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);
 - hardfill from the City's sewer, water and road network; and
 - liquid waste extracted from the City'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):
- general domestic refuse; or
 - human waste; or
 - building insulation and building materials containing asbestos; or
 - hazardous waste; or
 - waste material from an industrial process or trade process

EDM Core Public Transport Route

Updated 06 December 2013

Means a Core Route (along high-demand corridors connecting key activity centres and operating at high frequencies) as defined in Appendix 1 Regional Public Transport Plan 2012 (or any change to those routes during the lifetime of EDM).

EDM qualifying supermarket

Updated 06 December 2013

Means a self service retail shop, of not less than 1000m² 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

Updated 06 December 2013

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

Updated 14 November 2005

means the use of land and/or buildings for the provision of regular instruction or training in accordance with a systematic curriculum by suitably qualified instructors and includes their ancillary administrative, boarding/residential accommodation, religious, sporting, cultural and communal facilities, and also includes pre-schools. For the purpose of calculating the parking requirement it shall also be deemed to include any auditorium used, at least in part, for the education activity. Educational facility has

the same meaning.

Elderly person

Updated 14 November 2005

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

Elderly persons housing complex

Updated 14 November 2005

means a group of elderly persons housing units, which may, in addition, include a care home and/or associated studio units for the care and accommodation of elderly persons.

Elderly persons housing unit

Updated 06 December 2013

means one of a group of residential units developed or used for the accommodation of elderly persons and where the group is either held under one title or unit titles under the Unit Titles Act with a body corporate and which is encumbered by a bond or other appropriate legal instrument which ensures that the use of the unit is confined to elderly persons. ***An existing elderly persons housing unit existing at 6 December 2013 may be converted to a residential unit that may be occupied by any person(s) and without the need to be encumbered by a bond or other appropriate legal instrument (Refer to Clauses 2.2.1 and 2.4.1).***

Erection of a building

Updated 14 November 2005

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

Event

Updated 31 July 2012

in relation to the Temporary Buildings and Activities rules, means any temporary and organised activity including but not limited to organised gatherings, parades, festivals, film shoots, concerts, celebrations, multi-venue sports events of significant scale including fun runs, marathons, duathlons, triathlons.

Existing

Updated 14 November 2005

in relation to buildings and uses means lawfully in existence, approved or established, and lawfully continuing in existence.

External sound insulation level Dtr,2 m,n T

Updated 14 November 2005

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 Dtr,2 m,n T as defined in the following standards:

ISO 717-1:1996 Acoustics - Rating of sound insulation in buildings and 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 for airborne sound insulation of facade elements and facades.

F

Family flat

Updated 06 December 2013

means self contained living accommodation, whether contained within a residential unit or located separately to a residential unit on the same site, which is occupied by family member(s) who are dependant in some way on the household living in that residential unit; and which is encumbered by an appropriate legal instrument which ensures that the use of the family flat is limited to dependant family members of the household living in the residential unit. ***A family flat existing at 6 December 2013 may be converted to a separate residential unit occupied by any person(s) and without the need to be encumbered by a legal instrument (Refer to Clauses 2.2.1, 2.2.10 and 2.4.1)***

Farming and agricultural supplier

Updated 16 November 2009

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

- equestrian and veterinary suppliers;
- farming and horticultural equipment suppliers;
- seed and grain merchants;
- stock and station outlets; and
- suppliers of any other goods allowed by any other definition under 'trade supplier'.

F

Filling

Updated 10 October 2013

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

Updated 22 May 2006

has the same meaning as defined in Volume 1, Part VI, Section 108(9) of the Resource Management Act.

Food and beverage outlet

Updated 16 November 2009

means the use of land or buildings primarily for the sale of food and/or beverages prepared for immediate consumption on or off the premises to the general public. It includes restaurants, taverns, cafes and takeaway bars, and excludes supermarkets.

Foodcourt

Updated 16 November 2009

means four or more restaurant businesses and/or businesses selling refreshments and meal components, sharing a common area or areas for the serving, seating and circulation of customers and for table clearing and cleaning stations. For the purposes of assessing parking, only the common seating area is used for floor area assessment.

Forestry

Updated 14 November 2005

means the planting, replanting and management of exotic and indigenous trees in forest or tree plantations, including the extraction of timber therefrom, the primary purpose of which is commercial gain.

Freight depots

Updated 26 August 2016

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.

Frontage

Updated 14 November 2005

(see boundary)

Full-time equivalent student

Updated 14 November 2005

means the equivalent number of students based on the number of papers taken to complete a full time course in the normal time, divided by the actual number of students.

G

Garage

Updated 14 November 2005

is an accessory building, and means a building or part of a building designed or used for housing motor vehicles and other miscellaneous items, owned by persons living on the site of the residential unit, but can include garages located on a site other than the site of the residential unit.

Garden and patio supplier

Updated 16 November 2009

means a business primarily engaged in selling goods for permanent exterior installation or planting and without limiting the generality of this term, includes:

- garden centres;
- landscape suppliers; and
- suppliers of:
 - bark and compost;
 - clothes hoists and lines;
 - conservatories, sheds and other outbuildings;
 - fencing, gates and trellises;
 - firewood;
 - garden machinery;
 - outdoor recreational fixtures and installations;
 - monumental masonry;
 - patio furniture and appliances;
 - paving and paving aggregates;
 - statuary and ornamental garden features; swimming and spa pools; and
- any other goods allowed by any other definition under 'trade supplier'.

Gross floor area

Updated 16 November 2009

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

Gross leasable floor area (GLFA)

Updated 16 November 2009

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

- common lift wells and stairwells, including landing areas;
- common corridors and halls (other than foodcourt areas);
- common toilets and bathrooms;
- any parking areas required by the Plan;

and for the purposes of calculating carparking requirements, in addition to the exclusions above, the following shall also be excluded:

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

Ground floor area

Updated 16 November 2009

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

Ground level

Updated 14 November 2005

ground level shall be taken as 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

Updated 10 October 2013

For the purposes of rule 5.2A (Volume 3 Part 9), grout means a material which consists of water and at least 20% cement, and which may also contain aggregate, inert additives, or bentonite.

Gymnasium

Updated 14 November 2005

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 auxiliary to the gymnasium for the purposes of calculating parking requirements.

H

Habitable building

Updated 15 April 2013

Means any building occupied by persons whether for residential use or short term accommodation and includes:

- Residential units;
- Travellers accommodation;
- Hotels; and
- Family flats.

Habitable Space

Updated 14 November 2005

means a space used for activities normally associated with domestic living, but excludes any bathroom, laundry, water closet, pantry, walk in wardrobe, corridor, hallway, lobby, clothes drying room or other space of a specialised nature occupied neither frequently nor for extended periods in a dwelling, apartment or in a short term accommodation establishment.

H

Health facility

Updated 14 November 2005

means land and/or buildings used for the provision of services relating to the physical and mental health of people and animals, and including:

- hospitals and/or ancillary gymnasiums and/or pools which are a part of a hospital service and treatment programme;
- care facilities for the elderly and/or the disabled which include medical facilities and may incorporate on site accommodation;
- base facilities for the provision of off-site health services;
- ancillary associated buildings and activities;

but excludes facilities used for the promotion of physical fitness or beauty such as gymnasium and/or pools (except when ancillary to a hospital service or treatment programme), beauty clinics and weight control clinics.

Heavy vehicle

Updated 14 November 2005

means a motor vehicle (other than a motor car that is not used, kept or available for the carriage of passengers for hire or reward) the gross laden weight of which exceeds 3500kg; but does not include a traction engine or vehicle designed solely or principally for the use of fire brigades in attendance at fires (refer Heavy Motor Vehicle Regulations 1974).

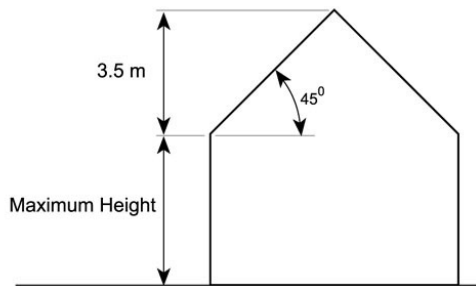
Height

Updated 29 January 2015

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:

In the Living 4 Zones, the highest part of the building shall be measured to the intersection of the walls and roof of the building, provided that the roof area, within a slope of 45° (but allowing gable ends) may exceed the maximum by up to 3.5 metres (see diagram).

Height - Living 4 Zone



Maximum height shall be measured to the intersection of the walls and roof of the building provided that the roof area, within an angle of 45° (but allowing gable ends) may exceed the maximum height by up to a maximum of 3.5 metres.

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

- 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 2.5m; and
- finials, provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 1.5m.
- lift shafts, plant rooms, water tanks, air conditioning units, ventilation ducts, chimneys and antennae and similar architectural features on buildings in all Business Zones including Special Purpose (Wigram) Zone area, the Central City **Business Zone**, **the Central City Mixed Use Zone**, **the Central City (South Frame) Mixed Use Zone**, the Cultural 4 Zone, the Living 4B, 4C and 5 Zones **and Central City Residential Zone**, and the Special Purpose (Airport) Zone, provided they do not exceed an additional 6m or 20% of the height of a building, (whichever is lesser) and not more than 25% of the plan area of a building.
- chimneys (not exceeding 1.1m in any direction) except as allowed for in the L4B, L4C and L5 zones **and Central City Residential Zone** under subclause (c) above.
- any utility or part of a utility with a horizontal dimension of less than 55mm.

Heritage values

Updated 14 November 2005

means those values of a heritage item which relate to its historical, social, cultural, spiritual, architectural, artistic, landmark, archaeological, technological, craftsmanship, building group or setting significance.

Heritage fabric

Updated 14 November 2005

means any physical element, feature, material or finish which is part of the heritage value in whole or in part of a building, place or object. Original heritage fabric is any such physical element which was an integral part of the initial heritage item. Subsequent changes to such physical heritage elements which contribute to the record of the historic development of the heritage item are also considered to be part of the heritage fabric. This also includes the aggregate effect of material weathering and wear due to historic use.

High technology industrial activity in the Business 4T (Tait Campus) Zone

Updated 21 October 2013

means:

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

Hill waterway

Updated 14 November 2005

means any waterway, watercourse, gully, swale, open drain, spring or waterfall below the top of the Port Hills catchment boundary draining into Lyttelton Harbour, the estuary or the Heathcote River, and above a line which follows the coastline in the east, generally westwards along Heberden Avenue, Wakefield Avenue, Nayland Street, Main Road, Bay View Road, Wakatu Avenue, Main Road, Augusta Street, Taupata Street, Main Road, McCormacks Bay Road, Main Road, Bridle Path Road, Port Hills Road, Centaurus Road, Cashmere Road, Kennedys Bush Road, Glovers Road, SH75, Old Taitapu Road to the boundary with Selwyn District which:

- conveys an intermittent or continuous flow of water
- has an average gradient over a distance of 100m of 1 in 50 or steeper. The gradient is measured from 50 m upstream and 50 m downstream from the centre of the development. Where a waterway is less than 100 metres, the gradient shall be measured over the entire length of the waterway for the purpose of this definition.
- is not defined in the Plan under any other waterway category.

The upstream extremity of a Hill waterway is at the point of channelisation of overland sheet flow.

Hospital

Updated 14 November 2005

means any public or private hospital within the meaning of the Hospitals Act 1957 and its amendments.

Hotel

Updated 14 November 2005

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

I

Impervious surfaces

Updated 14 November 2005

means concrete, bitumen or similar driveways, paths or other areas paved with a continuous surface or with open jointed slabs, bricks, gobi or similar blocks; or hardfill driveways that effectively put a physical barrier on the surface of any part of a site but excludes shade houses, glass or tunnel houses not having solid floors.

Industrial activity

Updated 16 November 2009

means the manufacturing , assembly, packaging, wholesaling or storage of products or the processing of raw materials and other ancillary activities.

Inert fill and hardfill

Updated 14 November 2005

means material having no putrescible pollutant, inflammable or hazardous components but may include rubble, ballast, stones, clean and shredded rubber tyres, demolition material including demolition timber, soily materials, tree stumps and trunks, and vegetation incidental to the clearing of sites, provided it forms less than 5% of such material by volume.

Intensive livestock management

Updated 14 November 2005

means the management of livestock either in buildings or in open site conditions, where the regular feed source for such livestock is substantially provided other than from grazing the site concerned.

Internal storage space

Updated 14 November 2005

see definition of storage space.

Intersection

Updated 14 November 2005

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

L

Landscaping

Updated 14 November 2005

in all zones other than living zones, means the provision of tree and/or shrub plantings and may include any ancillary lawn, water, rocks, paved areas or amenity features. In living zones means the provision of tree and/or shrub plantings including any ancillary lawn, water, rocks or amenity features, and does not include hard surfacing. Landscaped area and landscaping strip shall have the same meaning.

Legally defined parcel of land

Updated 22 May 2006

means a continuous area of land whose boundaries are shown on a survey plan.

Length

Updated 14 November 2005

For the purpose of the 'Continuous building length - ridgelines and parapets' rules, means the maximum dimension of any:

- step;
- ridgeline and/or parapet of a building;
- distance between buildings; or
- distance between ridgeline/s and/or horizontal parapet/s

as measured along each elevation of the building. (Refer to Part 2, Appendix 1A)

For the purpose of the 'Continuous building length- exterior walls' rules, means the maximum dimension of any step or exterior wall of a building as measured along each elevation of the building, except:

Where buildings on the same site are separated by a distance of less than 3.6m (as measured from exterior wall to exterior wall), the length shall be the combined maximum dimension of all of the exterior walls, including any distance between them.

(Refer to Part 2, Appendix 1A)

L

Light manufacturing and servicing

Updated 26 August 2016

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.

Limited access road

Updated 14 November 2005

shall have the meaning as defined in Section 346 of the Local Government Act.

Liquor licence

Updated 14 November 2005

means any licence under the Sale of Liquor Act 1989 and its amendments.

Living area

Updated 14 November 2005

means any room in a residential unit other than a room used principally as a bedroom, laundry, bathroom or toilet.

Loading

Updated 14 November 2005

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; and load in relation to a vehicle has a corresponding meaning.

Loading area

Updated 14 November 2005

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

Loading space

Updated 14 November 2005

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

M

Manoeuvre area

Updated 14 November 2005

means that part of a site used by vehicles to move from the vehicle crossing to any parking, 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.

Manufacturing

Updated 26 August 2016

means making items by physical labour or machinery, and includes assembly of items.

Median

Updated 14 November 2005

means a structure, whether temporary or permanent, which extends for a distance greater than 60 metres and is used to separate vehicles moving in opposite directions on a road. A median may include a planted area.

Mineral extraction activity

Updated 14 November 2005

means the use of land, buildings or plant for the purpose of the quarrying and the extraction of natural sands and gravels, the processing of those materials by screening, crushing, washing or mixing with additive materials, the storage of those materials (including additive materials), and site rehabilitation works. Additive materials which may include clay, lime, cement and other mineral products not quarried on site, may only be used in the production of roading materials, and do not include bark, soil and sawdust.

Minister

Updated 14 November 2005

means the Minister for the Environment, unless specifically stated otherwise.

Motor Racing Vehicle

Updated 26 August 2016

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

Motor servicing facility

Updated 14 November 2005

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

Motorised craft

Updated 14 November 2005

means any boat powered by an engine exceeding 1.5 horse power.

N

Natural values

Updated 14 November 2005

means one or more of the matters referred to in Sections 6(a), 6(b), 6(c), 6(d) and 7(d) of the Act.

Net area

Updated 14 November 2005

in relation to a site or allotment, means the total area of the site or allotment less any area subject to a designation for any purpose, and/or any strip of land 6m or less in width, and/or any strip of land where that land is the shared access for more than one site. Except that for the purpose of calculating average net area, land that is the shared access for more than one site may be included within the net area for developments located within areas identified on the planning maps as Comprehensive Housing Improvements Areas and which comply with rule 2.2.19 Comprehensive Housing Improvement Areas residential developments - residential activities in Volume 3 Part 2.

Net density in the Future Urban Development Area - Upper Styx

Updated 06 December 2013

means the number of lots or household units per hectare (whichever is the greater).

The area (ha) includes land for:

- Residential purposes, including all open space and on-site parking associated with residential development;
- Local roads and roading corridors, including pedestrian and cycle ways, but excluding State Highways and major arterial roads; and
- Local (neighbourhood) reserves.

The area (ha) excludes land that is:

- Stormwater retention and treatment areas;
- Geotechnically constrained (such as land subject to subsidence or inundation);
- Set aside to protect significant ecological, cultural, heritage or landscape values;
- Set aside for esplanade reserves or access strips that form part of a larger regional or sub-regional reserve network; and
- For local community services and retail facilities, or for schools, hospitals or other district, regional or sub-regional facilities.

N

Net floor area

Updated 29 January 2015

shall be 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 it shall exclude any floor area used for:

- lift wells, including the assembly area immediately outside the lift doors for a maximum depth of 2 metres;
- stairwells (including landing areas);
- tank rooms, boiler and heating rooms, machine rooms, bank vaults;
- those parts of any basement not used for residential, shopping, office or industrial uses;
- toilets and bathrooms *in all zones except the Central City Residential Zone*, provided that in the case of any hotel, or travellers accommodation the maximum area permitted to be excluded for each unit shall be 3m² ;
- 50% of any pedestrian arcade, or ground floor foyer, which is available for public thoroughfare;
- parking areas required by the Plan for, or accessory to, activities in the building.

Network infrastructure

Updated 22 May 2006

has the same meaning as defined in Section 197 of the Local Government Act 2002.

Network utility operator

Updated 14 November 2005

means a network utility operator as defined in Section 166 of the Resource Management Act 1991.

Noise-sensitive activities

Updated 06 December 2013

means:

- Residential activities;
- Education activities including pre-school places or premises, but not including flight training, trade training or other industry related training facilities within the Special Purpose (Airport) Zone or on other land used for business activities;
- Travellers accommodation except that which is designed, constructed and operated to a standard to mitigate the effects of aircraft noise on occupants;
- Hospitals, healthcare facilities and any elderly person housing or complex.

This definition only applies to airport noise contours.

Noise Sensitive Activities in relation to Ruapuna Motorsport Park

Updated 26 August 2016

means:

- 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;
- Education activities including pre-school places or premises, but not including flight training, trade training or other industry related training facilities in the Christchurch District Plan or on other land used or available for business activities;
- Travellers accommodation except that which is designed, constructed and operated to a standard that mitigates the effects of noise on occupants;
- Healthcare facilities and any elderly persons housing or complex.

O

Offal pit

Updated 14 November 2005

means any pit dug for the purpose of disposing of dead livestock and offal exceeding 3 cubic metres in volume.

Office

Updated 16 November 2009

means any of the following:

- administrative offices where the administration of an organisation, whether trading or non-trading, is conducted and includes, but is not limited to, bank administration offices;
- commercial office means a business not elsewhere defined as a commercial service where trade (other than that involving the immediate exchange of money for goods or the display or production of goods) is transacted;
- professional offices where professional services are available and carried out and includes, but is not limited to, the offices of accountants, solicitors, architects, surveyors, engineers, and medical practitioners.

Office furniture, equipment and systems suppliers

Updated 16 November 2009

means a business primarily engaged in selling goods for office-type use or consumption and without limiting the generality of this term, includes suppliers of:

- computers and related equipment;
- copiers, printers and facsimile machines;
- integrated telephone systems and equipment;
- office furniture, equipment and utensils; and
- any other goods allowed by any other definition under 'trade supplier'.

One-way road

Updated 14 November 2005

means a road on which every vehicle is required to travel only in the direction specified for that road, or section of road, by the prescribed signs (Christchurch City Traffic and Parking By-laws 1991, No 66).

Outdoor advertisement

Updated 14 November 2005

means any sign or device, graphics or display of whatever nature visible from a public place, for the purposes of identification and provision of information about any activity, site or building, providing directions, promoting goods, services or forthcoming events, or containing a message directed at the general public whether temporary or otherwise. Outdoor advertisements include any sign, device or displays whether three dimensional or otherwise that are 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 advertisement includes any method of illumination, whether by an internal or external non-neutral light source, any advertisement displayed upon any parked vehicle for the express purpose of directing attention to any activity, site or building, and a tethered balloon of more than 50cm in diameter.

Outdoor living space

Updated 14 May 2012

means an area of open space required by this Plan to be provided for the exclusive use of the occupants of the residential unit to which the space is allocated and for the Living 3 and 4 Zones can include indoor communal recreation and leisure areas for the benefit of all residents of the site.

Outdoor service space

Updated 14 November 2005

means an area of outdoor service space required by this Plan to be provided for the exclusive use of each household unit to which the space is allocated, for such service facilities as clotheslines, storage of rubbish tins and wood. No outdoor service space shall be occupied by any building (other than a storage area), access or parking space.

Outdoor storage area

Updated 14 November 2005

means any land used for the purpose of storing vehicles, equipment, machinery, natural or processed products outside of fully enclosed buildings for periods in excess of 12 weeks in any year.

P

Parking area

Updated 14 November 2005

means that part of a site or building within which vehicle parking spaces are accommodated, and includes all required parking spaces, manoeuvring areas and landscaping areas.

Parking space

Updated 14 November 2005

means a space on a site capable of, and available at any time for accommodating one stationary 90 percentile motor vehicle and for the purposes of any landscaping rules shall include any spaces set aside for the display of vehicles.

Paved impermeable surface

Updated 8 November 2006

in relation to any site means any part of that site which is impermeable and includes:

- Decks less than 1m in height above the ground immediately below;
- Pools which protrude less than 1.0 metre in height above ground level;
- Any area used for uncovered parking, manoeuvring, access or uncovered loading of motor vehicles
- Any area paved either with a continuous surface or with open joined slabs, bricks, 'gobi' or similar paving blocks.

The following shall not be include in the meaning of 'paved impermeable surface':

- Paths of less than 1m in width
- Buildings

Pedestrian access way

Updated 14 November 2005

(see public access way)

Place of entertainment

Updated 16 November 2009

means any cinema, theatre, amusement parlour, dance hall, place containing equipment for the entertainment of children or other place used principally for public meetings, public performances or public amusements whatever, whether a charge is made for admission thereto or not.

P

Plot ratio

Updated 14 November 2005

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

Plot ratio =	net floor area
	net site area

(See also residential floor area ratio)

Plot ratio bonus

Updated 14 November 2005

means an allowance in the form of a credit of floorspace, being additional floor space over and above that which may be provided under the plot ratio requirements of this Plan.

Point strip

Updated 14 November 2005

means a strip of land generally not more than 0.2 metres wide, created along the side or end of a road, where the presence of the formation of that road provides a benefit to other owners of contiguous land who have the potential to subdivide or develop that land, and who should contribute a fair and reasonable share in the costs of construction and, where applicable, land value.

Pre-school

Updated 14 November 2005

means any place or premises used for the care, education and welfare of three or more children (in addition to any children resident on the site) under the age of six years by day or for part of the day, or for any period of less than eight consecutive days.

Pressurised injection

Updated 05 September

For the purposes of rule 5.2A (Volume 3 Part 9), means injection of grout at more than 40 bar at the pump.

Principal building

Updated 14 November 2005

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

Private way

Updated 22 May 2006

shall have the same meaning as defined in Section 315 of the Local Government Act 1974.

Professional staff

Updated 14 November 2005

means registered medical practitioners, dentists, veterinary surgeons, physiotherapists, practice nurses and any other specialist employed at a health facility who patients may consult for the provision of medical advice. For the purpose of this definition, medical receptionists and general nursing assistants are excluded.

Public access way

Updated 14 November 2005

means an area of land, set aside as a passage way 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.

Public area

Updated 14 November 2005

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 areas.

Public Artwork

Updated 31 July 2012

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

Public floor area (PFA)

Updated 14 November 2005

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

- lift wells, including the assembly area outside the lift doors for a maximum depth of 2 metres;
- stairwells, including landing areas;
- toilets and bathrooms;
- parking areas required by the Plan.

Q

Queuing space

Updated 14 November 2005

means the area of an access between the property boundary and the vehicle control point available for the queuing of vehicles.

R

Reconstruction

Updated 31 July 2012

in relation to a protected heritage building, place, or object located within the Central City, means to rebuild a portion of a damaged heritage item to a documented earlier form, scale and design. Reconstruction can include the use of both retrieved heritage fabric, original materials and/or new materials. It may also include building code upgrades which are likely to be needed to meet relevant standards, as part of the reconstructed area. Minor changes to the scale, form, design and footprint of the original building can be included as a component of reconstruction.

Recreation activity

Updated 14 November 2005

means the use of land and buildings for the primary purpose of recreation and entertainment by the members of more than one residential unit.

Relocatable building

Updated 14 November 2005

means a building not intended for permanent location on any site, and easily capable of being removed for relocation elsewhere.

Relocation of a building

Updated 14 November 2005

means the removal and re-siting of any building from any site to a new site.

Removal

Updated 14 November 2005

in relation to protected buildings, places or objects means the relocation of the listed building, place or object to another site, or to another position on the same site and does not include demolition.

R

Repair and maintenance services

Updated 26 August 2016

means sites where the primary business is servicing or repairing vessels, vehicles or machinery.

Repairs and Maintenance

Updated 31 July 2012

in relation to a protected heritage building, place, or object located within the Central City, means making good any decayed or damaged fabric to a documented earlier form and design.

Repairs may include the use of retrieved heritage fabric, original materials and/or new materials, only where the use of new materials is necessary to provide significantly better performance, and may also include building code upgrades which are likely to be needed to meet relevant standards, as part of the repaired area.

Repairs and maintenance also includes general maintenance and regular protective care such as cleaning or preparing and repainting already painted surfaces. Where the heritage item is a park, garden, or setting, repairs and maintenance includes general grounds maintenance and pruning, but does not include the establishment of new paths, driveways, fencing or garden structures or the removal of mature specimen trees that are in a healthy condition.

Reserve

Updated 14 November 2005

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

Residential activity

Updated 14 November 2005

means the use of land and/or buildings for the purpose of living accommodation; and includes the use of land and/or buildings for:

- the provision of accommodation to a maximum of four travellers at a tariff where at least one permanent resident resides on the site;
- emergency and refuge accommodation; and
- the use of land and/or buildings for supervised living accommodation and any associated caregivers where the residents are not detained on the site;

but does not include:

- travellers' accommodation activities (other than those specified above); and
- the use of land and/or buildings for custodial and/or supervised living accommodation where the residents are detained on the site.

Residential floor area

Updated 14 May 2012

means the sum of all floor areas contained within a building which have been or are intended to be erected on a site in a Living 3 or Living 4 zone and shall include:

- (i) accessory buildings;
- (ii) that part of a balcony that extends more than 2m from any exterior wall of a building;
- (iii) that part of basements which extend more than 1m above ground level;
- (iv) that part of underground car parking areas which extend more than 1m above ground level;

but does not include:

- (i) communal stairways
- (ii) foyers;
- (iii) covered accessways (see definition of 'access way');
- (iv) lifts;

- (v) any other car parking areas or basements which extend no more than 1m above ground level; and
- (vi) roof terraces that are uncovered and open (apart from a balustrade) to the outside air on at least three sides;
- (vii) that part of a balcony, up to a maximum of 20m², 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; and
- (viii) decks that are uncovered and open (apart from a balustrade) to the outside air on at least three sides which do not extend more than 800 mm in height above ground level and which cover less than 15% of the net site area.

All areas "within a building" shall be measured to the outside of the structural frame or exterior walls of the building.

(See also residential floor area ratio and plot ratio for non-residential activities)

Residential floor area ratio

Updated 14 May 2012

means the sum of all residential floor areas on a site divided by the net area of that site (prior to subdivision).

(See also residential floor area and plot ratio for non-residential activities)

Residential unit

Updated 14 November 2005

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 building used for emergency or refuge accommodation shall be deemed to be used by a single household;
- where there is more than one kitchen on a site (other than a kitchen in a family flat) there shall be deemed to be more than one residential unit; and
- a residential unit may include no more than one family flat as part of that residential unit.

Resort Apartments

means a group of self-contained apartments within a building used for a residential activity by one or more persons who form a single household unit. The apartments may be leased by a management company to visitors for short term stays at the resort.

Resort hotel

Updated 16 November 2009

For the purposes of the Open Space 3D (Clearwater) Zone means a hotel and is extended to include any land, building or group of buildings associated with facilities or amenities that operate under a hotel management agreement or hotel lease having for their primary purpose the attraction and enjoyment of people to the resort site for conferences, visits or hotel serviced accommodation associated with any activity allowed by the Plan or for which any resource consent is held.

Restaurant

Updated 14 November 2005

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 of Liquor Act 1989.

Retail activity

Updated 16 November 2009

means the use of land or buildings for displaying or offering goods for sale or hire to the public and includes, but is not limited to, food and beverage outlets, trade suppliers, yard based suppliers, service stations, second hand goods outlets and foodcourts.

Retailing

Updated 16 November 2009

means both retail activities and commercial services.

Retirement housing (for the purpose of calculating parking space requirements)

Updated 14 November 2005

means a residential unit or units used or intended to be used solely for occupation by elderly persons, which is encumbered by a bond or other appropriate legal instrument which ensures that the use of the unit is limited to elderly persons.

Ridgeline

Updated 14 November 2005

For the purpose of the 'Continuous building length - ridgelines and parapets' rules, means any horizontal line which results from the intersection of two roof surfaces which slope upwards towards each other. Where any part of a roof is flat, mono-pitched, butterfly or barrel shaped the ridgeline of that part of the roof shall be the highest horizontal line as indicated in any elevation of the building.

Right-of-way

Updated 14 November 2005

(see access)

Risk

Updated 31 January 2011

The combined effect of the probability that an event will occur and the damage it might do.

Road

Updated 22 May 2006

shall have the same meaning as defined in Section 315 of the Local Government Act 1974.

Road boundary

Updated 14 November 2005

(see boundary)

Roadway

Updated 14 November 2005

means that portion of the road devoted particularly to the use of motor vehicles, inclusive of shoulders and auxiliary lanes.

Rural selling place

Updated 14 November 2005

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

R

Rural activity

Updated 14 November 2005

means the use of land or buildings for the purposes of agricultural, horticultural or pastoral farming; intensive livestock management; boarding or training of animals; outdoor recreation activity; or forestry; and may include a residential unit.

Rural activity - Templeton Special Rural Zone

Updated 15 April 2013

For the purposes of applying City Plan rules to the Templeton Special Rural Zone, rural activity is defined as;

- (a) agricultural, horticultural and pastoral farming excluding intensive livestock management and pig farming;
- (b) food and beverage outlets excluding taverns;
- (c) private parks, reserves, the existing hall, gym/pool and other such facilities which provide important recreational opportunities within the zone;
- (d) administrative and professional offices that directly and primarily service agriculture and horticulture or pastoral activities;
- (e) a limited number of residences for security/custodial purposes;
- (f) wholesale and retail activities of rural produce or rural supplies which directly and primarily service agriculture and horticulture or pastoral activities;
- (g) warehousing of rural produce or rural supplies which directly and primarily service agriculture and horticulture or pastoral activities, excluding general freight or distribution activities;
- (h) boarding and training of animals;
- (i) rural research facilities and laboratories;
- (j) activities that support agricultural, horticultural or pastoral farming through processing, producing, or providing necessary goods or services, excluding:
 - (i) service stations;
 - (ii) mineral extraction activity;
 - (iii) activities listed in Volume 3, Part 1 as commercial services;
 - (iv) industrial activities (other than wholesaling as defined at (f));
 - (v) abattoirs, dairy factories and fertiliser manufacture.

Rural produce

Updated 14 November 2005

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

S

Secondhand goods outlet

Updated 16 November 2009

means a business primarily engaged in selling pre-used merchandise and without limiting the generality of this term, includes:

- antique dealers;
- auctioneers;
- charity shops;
- pawnbrokers;
- secondhand shops; and
- suppliers of:
 - demolition goods and materials; and

- trade-in goods.

Service lane

Updated 14 November 2005

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

Updated 14 November 2005

means any site used for the retail sale of motor spirits, lubricating oils and any other fuels for motor vehicles and includes truck stops. The sale of kerosene, tyres, batteries and other accessories normally associated with motor vehicles, and the ancillary sale of other goods for the convenience and comfort of persons calling at the service station for the services described in this definition; and

- the mechanical repair, servicing and cleaning of motor vehicles provided that the repairs undertaken on sites in living zones, or scheduled service stations shall be confined to the mechanical repair of motor vehicles (other than heavy vehicles) and domestic garden equipment and shall not include panel beating, spray painting and heavy engineering such as engine reboring and crankshaft grinding; and
- the display, sale or hire of motor vehicles, caravans or boats except the display, sale or hire of motor vehicles, caravans or boats from any service station site in a living zone, or the site of a scheduled service station.

Setback

Updated 14 November 2005

means the distance between a building and the boundary of its site. Where any building is required to be set back from any site boundary, no part of that building, unless specifically permitted by the rules in the Plan, shall be closer to the site boundary than the minimum distance specified. Where any road widening is required by this Plan, the setback shall be calculated from the proposed final site boundary.

Set-down parking space

Updated 14 November 2005

means a parking space for the dropping-off and picking-up of passengers only.

Setting

Updated 14 November 2005

in relation to protected buildings, places or objects, means landscape features (including fencing, planting, trees, lawns or other elements) which contribute to the heritage value of the building, place or object.

Shape factor

Updated 14 November 2005

means a dimensioned rectangle able to be contained within the internal boundaries of a site on a horizontal plane.

Sheltered housing

Updated 14 November 2005

for the purposes of calculating parking space requirements means a residential unit or units used or intended to be used solely for the accommodation of elderly persons or the registered disabled, which is encumbered by a bond or other appropriate legal instrument which ensures that the use of the unit is limited to elderly persons or the registered disabled and additionally that on-site emergency care or assistance is available to the occupants as a condition of the sale or tenancy of the unit.

Site

Updated 14 November 2005

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

1. an area of land which is:
 - (a) comprised in a single allotment, or other legally defined parcel of land and held in a single certificate of title; or
 - (b) comprised in a single allotment or legally defined parcel of land for which a separate certificate of title could be issued without further consent of the Council;being in any case the smaller land area of (a) or (b); or
2. an area of land which is comprised of two or more adjoining legally defined parcels of land held together in one certificate of title in such a way that the lots cannot be dealt with separately without prior consent of the Council, except that in the Living H, HA and HB Zones where one of the parcels is created for the purpose of a garageable space the parcels do not need to be adjoining; or
3. an area of land which is comprised of two or more adjoining certificates of title where such titles are:
 - (a) subject to a condition imposed under Section 37 of the Building Act or;
 - (b) held together in such a way that they cannot be dealt with separately without the prior consent of the Council;
4. in the case of land subdivided under the cross lease or company lease systems (other than strata titles), site shall mean an area of land containing:
 - (a) a building or buildings for residential or business purposes with any accessory building(s), plus any land exclusively restricted to the users of that/those building(s); or
 - (b) a remaining share or shares in the fee simple creating a vacant part(s) of the whole for future cross lease or company lease purposes; and
5. in the case of land subdivided under the Unit Titles Act 1972 (other than strata titles), site shall mean an area of land containing a principal unit or proposed unit on a unit plan together with its accessory units; and
6. in the case of strata titles, or where one or more residential unit is proposed to be erected above another residential unit, site shall mean the underlying certificate of title of the entire land containing the strata titles, immediately prior to subdivision.
7. In the case of the Cultural 4 Zone, site shall mean all the land contained within the Cultural 4 Zone boundary used for tertiary education and research activities for each institution as follows:
 - University of Canterbury - east of Ilam Road
 - University of Canterbury - west of Ilam Road

- Christchurch College of Education
- Christchurch Polytechnic - Central Site
- Christchurch Polytechnic - Sullivan Avenue Site.

Site also shall include the access to the site.

Site boundary

Updated 14 November 2005

(see boundary)

Site - front

Updated 14 November 2005

means a site having one or more frontages to a road or private road, such frontage to be not less than 6 m.

Site - rear

Updated 14 November 2005

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 leg.

Special Interest Vehicle

Updated 26 August 2016

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

Spiritual facility

Updated 14 November 2005

means land and/or buildings used for the public and/or private assembly of people primarily for worship, meditation, spiritual deliberation and ancillary community activities.

Step

Updated 14 November 2005

For the purpose of the 'Continuous building length - ridgelines and parapets' rules, means a change in the line of a ridgeline and/or parapet. A horizontal step is a step inwards or outwards in the plan view of the building. A vertical step is a step upwards or downwards in an elevation of the building.

For the purpose of the 'Continuous building length - exterior walls' rules, means a change in the line of an exterior wall or a distance between two buildings on the same site.

Storage space

Updated 14 November 2005

means an area within a building set aside for the storage of such bulky personal or household items as suitcases, bicycles and lawnmowers.

S

Strategic infrastructure

Updated 15 April 2013

For the purposes of applying City Plan rules to the Templeton Special Rural Zone, strategic infrastructure means small scale facilities and depots relating to infrastructure which is regionally or nationally significant.

Strategic transport networks

Updated 26 August 2016

means:

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

Subdivision

Updated 14 November 2005

(See Part 14 Subdivision Clause 2.1 Definition of subdivision of land)

Supermarket

Updated 26 August 2016

means an individual retail outlet that sells, primarily by way of self service, a comprehensive range of:

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

T

Tandem parking

Updated 14 November 2005

means two parking spaces, one directly behind the other, sharing the same access and having a common manoeuvre area.

Tavern

Updated 14 November 2005

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

Temporary military training activity

Updated 14 November 2005

means a temporary activity undertaken for defence purposes.

Tertiary education and research activity

Updated 14 November 2005

means land and/or buildings used for the provision of teaching or training and/or related research; commercial research and laboratories; and ancillary and accessory administrative, cultural, communal, accommodation, retailing and recreation facilities.

Theatre

Updated 14 November 2005

means a place where live dramatic performances are staged and specifically excludes a place used for the presentation of moving pictures.

Trade supplier

Updated 16 November 2009

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

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

Travellers' accommodation activity

Updated 14 November 2005

means the use of land and buildings for transient residential accommodation offered for a daily tariff, which may involve the sale of liquor to in-house guests and the sale of food, and liquor in conjunction with food, to both the public and in-house guests. Travellers' accommodation includes motels, holiday flats, motor and tourist lodges and hostels.

Tree

Updated 14 November 2005

includes any shrub, or any group of trees or shrubs, or any native bush.

U

Utility

Updated 14 November 2005

refer to Clause 4 Part 9 (General rules - Utilities)

Urban activities in the Future Urban Development Area - Upper Styx and Rural 3 - Zone Outline Development Plan - Upper Styx

Updated 06 December 2013

means:

- i. Residential units (except rural residential activities) at a density of more than one household unit per 4 ha of site area;*
- ii. Business activities, including industrial and commercial activities;*
- iii. Sports fields and recreation facilities; and*
- iv. Any other land use within the urban limits.*

V

Vehicle access

Updated 14 November 2005

(see Access)

Vehicle control point

Updated 14 November 2005

means a point on a vehicle access route controlled by a barrier, or similar means, at which a vehicle is required to stop.

Vehicle crossing

Updated 14 November 2005

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

V

Vehicle movement

Updated 14 November 2005

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.

W

Warehousing and Distribution Activities: For the purposes of the Special Purpose (Airport) Zone and calculating parking numbers in the Business 8 Zone only

Updated 26 August 2016

means a building used for the storage and sorting of materials, goods, or products pending distribution.

Warehousing and Distribution Activities: For the purposes of calculating parking numbers in the Business 8 Zone only

Updated 15 October 2012

means a building used for the storage and sorting of materials, goods, or products pending distribution.

Waterway

Updated 14 November 2005

means any river, stream, lake which exceeds 200m² in area, drain, or water race whether having a continuous flow or not.

Wholesaler and wholesaling

Updated 16 November 2009

means a business engaged in the storage and distribution of goods to businesses (including retail activities) and institutional customers.

Window

Updated 14 November 2005

means a glazed section in any plane where the sill is closer than 1.6 metres vertically from the floor.

Workbay

Updated 14 November 2005

means an area of not more than 50m² used for the repair and/or maintenance of motor vehicles. This area includes the access to the servicing area.

Y

Yard based supplier

Updated 16 November 2009

means any retail activity selling or hiring products for construction or external use (which, for the avoidance of doubt, includes activities such as sale of vehicles and garden supplies), where more than 50% of the area devoted to sales or display is located in covered or uncovered external yard or forecourt space as distinct from within a secured and weatherproofed building. For the purpose of this definition, areas of a site providing rear access and all other areas devoted to customer, staff and service vehicle access and parking (including parking driveways) are not to be included in the extent of yard area devoted to sales or display. Drive-in or drive-through covered areas devoted to storage and display of construction materials (including covered vehicle lanes) will be deemed yardspace for the purpose of this definition.

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