

## CHAPTER 2: MEANINGS OF WORDS

### 2.1 INTRODUCTION

This chapter defines the words used in this Plan. Words and meanings defined in the Resource Management Act are adopted and are repeated in Section 2.2 in *italics type*, for the convenience of the reader. The words shown in **bold type** in Section 2.2 have the special meanings indicated throughout this Plan, unless the context requires otherwise.

Cross-references are not exhaustive, but are included occasionally for the assistance of readers.

Headings and subheadings of Plan provisions do not affect the interpretation of the Plan.

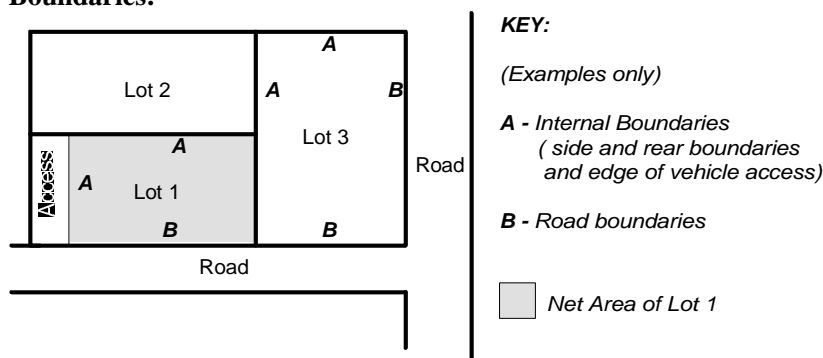
Singular expressions include the plural, and plural expressions include the singular.

### 2.2 DEFINED WORDS

*[Unchanged text omitted]*

**Boundary** – means any boundary of the net area of a site and includes any road boundary, side or internal boundary.

**Boundaries:**



**Boundary adjustment** – means a subdivision of existing sites that does not result in any additional sites, and adjusts the common boundary between two or more sites. In relation to boundary adjustments, sites are those that have been created by a previous subdivision consent or equivalent approval.

*[Unchanged text omitted]*

**Commercial** – means involving the payment of fees for hire or reward.

**Commercial activity** – means the use of land and buildings for the primary purpose of display, offering, provision, sale or hire of goods, equipment, or services, and includes shops, markets, showrooms, restaurants, takeaway food bars, professional, commercial and administrative offices, service stations, motor vehicle sales, Tourist accommodation, the sale of liquor and associated parking areas; but excludes ~~recreational and~~ community activities, and home occupations.

*[Unchanged text omitted]*

**Community activity** – means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture or spiritual well-being, but excludes recreational and temporary military training activities. A community activity includes schools, preschools, day-care facilities, hospitals, doctors' surgeries and other health professionals, churches, halls, libraries, community centres, police stations, fire stations, stations, courthouses, and probation and detention centres.

*[Unchanged text omitted]*

**Cooperative living** – means the use of land and buildings, including three or more dwellings, where a legal arrangement exists for the collective ownership or use of the land and buildings.

[Unchanged text omitted]

**Dwelling** – means a building or part of a building for a single self-contained housekeeping unit, whether of one or more persons (where “single self-contained housekeeping unit” means a single integrated set of sleeping, ablution, and cooking facilities under a continuous roof and fully enclosed walls). A minor dwelling is a dwelling that is up to 80 square metres in area excluding any garage. Where any garage is attached to the dwelling the total area of the building is no more than 120 square metres.

[Unchanged text omitted]

**High productive value** – in relation to land, means land which has ~~the following features:~~

- ~~(a) — flat to gently rolling topography;~~
- ~~(b) — free draining, moderately deep to deep soils;~~
- ~~(c) — moderate to good inherent soil fertility and structure;~~
- ~~(d) — a climate with sufficient ground temperature, sunshine, available moisture, and calmness to make the land favourable for producing a wide range of types of plants.~~

~~[See “Classification System for Productive Land in the Tasman District”, Agriculture New Zealand, December 1994.]~~

a combination of at least two of the following features, one of which must be (a):

- (a) a climate with sufficient soil temperature, sunshine, and available soil moisture;
- (b) a slope of up to 13 degrees;
- (c) imperfectly- to well-drained soils;
- (d) soil with a potential rooting depth of more than 0.8 metres;
- (e) soil that has no major fertility requirements that could not be practicably remedied;

where that combination is to such a degree that it makes the land capable of producing crops at a high rate or across a wide range.

Note: This meaning is adapted from “Classification System for Productive Land in the Tasman District”, Agriculture New Zealand, December 1994 and is equivalent to land under classes A, B, and C.

[Unchanged text omitted]

**Low impact building design** – means the design of a building or structure to minimise the visual impact of the building or structure on the landscape, and includes the careful siting of a building or structure within the landscape; minimising the building footprint; the use of visually recessive building form, finish materials and colour choices; and the use of careful vegetation plantings and landscaping to further reduce any visual impact of the building or structure within the landscape, adverse effects on the productive potential of the land, and the effects of servicing the building or structure in terms of access, water supply, energy efficiency, stormwater and wastewater management.

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**Low impact design** - means the use of subdivision and land development design solutions and stormwater management methods, including servicing, roading and allotment layouts that reduce the impact of any development on natural resources and processes. In particular, Low Impact Design approaches to stormwater management can be used to protect, incorporate or mimic natural drainage conditions of any site or area in the management of stormwater, and this includes the retention and use of existing catchment drainage characteristics, minimisation of impervious surface cover, the enhancement of natural eco-systems, and maintenance of vegetation in the planning and management of development within catchments.

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[Unchanged text omitted]

**Plant and animal production** – means the use of land and buildings primarily for or associated with the production (but not processing) of plant or animal products, including agricultural, pastoral, horticultural and forestry products.

*[Unchanged text omitted]*

**Productive value** – in relation to land, means the inherent ~~or existing~~ ability of the land to produce plant or animal biomass, arising from its natural and physical features, and includes measures of productivity and versatility.

**Productivity** – in relation to land, means the inherent ~~or existing~~ ability to produce any type of plant or animal biomass over a given period and area.

*[Unchanged text omitted]*

**Residential Zone** – means that area of land displayed on the planning maps of this Plan and identified as Residential Zone and subject to all applicable rules.

**Residential activity** – means the use of land and buildings by people for the purpose of living accommodation, including:

- (a) the use of a dwelling, including any secondary self-contained housekeeping unit and all associated accessory buildings,
- (b) leisure activities,
- (c) the keeping of domestic livestock, and includes
- (d) emergency and refuge accommodation,

but does not include workers' accommodation.

*[Unchanged text omitted]*

**Reverse sensitivity** – means the risk to an existing activity that may generate adverse effects, of receiving complaints or other expressions of sensitivity from any new activity locating nearby.

*[Unchanged text omitted]*

**Rural area** – means land within any Rural 1, Rural 2, Rural 3, Rural Residential, Rural Industrial, or Conservation Zone, or within any Tourist Services, Open Space, or Recreation Zone adjoining any of the above zones, and where any site may also fall as an urban area then the site is deemed to be in an urban area only.

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**Rural character** - means the character of the land as shown by the predominance of rural productive activities and includes:

- (a) a high ratio of open space to built features;
- (b) large areas of pasture, crops, forestry and land used for a productive end;
- (c) built features usually associated with productive rural land uses, including crop protection structures and crop support structures;
- (d) low population density;
- (e) ~~predominant form of~~ residential activity usually directly associated with a productive land use;
- (f) social and economic activity associated with productive land use;
- (g) ~~cultural values associated with farming and living on the land~~ noises, smells and other effects associated with the use of rural land for a wide range of agricultural, horticultural and forestry purposes.

**Rural Industrial Zone** – means that area of land displayed on the planning maps of this Plan and identified as Rural Industrial Zone and subject to all applicable rules.

**Rural industrial activity** ~~industry~~ – means the use of land and buildings for an industrial activity that depends on ~~the direct handling or processing of~~ produce harvested from ~~farming, forestry~~ plant and animal production, or the sea, or any other land-derived product, including any sawmill, timber treatment plant, abattoir, stockyard, packhouse, cold storage, rural transport ~~depot or agricultural~~ contractor's depot or yard, and the processing of minerals and quarry products.

**Rural residential** – means the use of a rural site primarily for residential purposes, with any farming or other rural activity being ancillary.

**Rural residential character** – applies to the character of land as shown by the predominance of low density residential activity in a rural area at locations that may be close to rural production activities and includes:

- (a) the proportion of open space to buildings maintains a sense of openness, with opportunity for rural outlook;
- (b) allotment sizes that are large enough to allow for small scale farming or other plant and animal production activities, ancillary to residential use;
- (c) buildings associated with residential and ancillary plant and animal production activities.

**Rural Residential Zone** – means that area of land displayed on the planning maps of this Plan and identified as Rural Residential Zone and subject to all applicable rules, and includes Rural Residential Closed Zone.

**Rural selling place** – means any land, building or part of a building that is used for the sale of farm or garden produce or the products of any home occupation produced or made on the site on which the rural selling place is situated.

*[Unchanged text omitted]*

**Setback** – means the distance between a building and the boundary of its site or other specified feature, such as mean high water springs.

**Shelter belt** – means a line or area of vegetation, which at maturity, will be three metres or more in height and which is established to provide shelter from weather for stock or for other agricultural or horticultural purposes, and includes a spray belt.

*[Unchanged text omitted]*

**Temporary activity** – means any use of land that is of a non-repetitive, transient or intermittent nature of limited duration, and includes:

- (a) building, scaffolding and false-work, storage of materials, workshops and building, or uses of similar character where such activities are incidental to a building or other construction project or filming on the site;
- (b) sporting events, galas, market days, carnivals, shows, concerts and similar events.

**Temporary Military Training Activity** - means a temporary military activity undertaken for defence purposes. The term 'defence' is as described in Section 5 of the Defence Act of 1990.

*[Unchanged text omitted]*

**Workers' accommodation** – means a collection of buildings that:

- (a) provides the functional requirements of one or more self-contained housekeeping units; and
- (b) locates in separate buildings, sleeping facilities from sanitary and eating facilities; and
- (c) is used for the residential accommodation of persons employed.