

## Section 4 Definitions

**Accessory Building:** means a building associated with a dwelling (whether the dwelling exists or not). This includes but is not limited to: a garage, carport, tool shed, playroom, glasshouse, swimming pool, spa pool and sleepout.

**Adjoining:** means to share a common boundary with.

**Agricultural Research Activities:** means agricultural research and development, and ancillary activities including education facilities, laboratories, staff offices and facilities, and field days.

**Amenity Planting:** means the planting of vegetation for the primary purpose of enhancing the shelter, privacy or visual quality of a site.

**Animal Boarding Activity:** means the use of any land and/or buildings where animals are temporarily housed as a commercial service for owners, or for animal welfare or quarantine purposes. It does not include pet shops, veterinary clinics, breeding kennels, calf rearing sheds, stables and similar shelter for private and farming uses.

**Antenna:** means a device that:

1. Receives or transmits radiocommunication or telecommunication signals.
2. Is operated by a network operator, and
  - (a) Includes the mount, if there is one, for the device.
  - (b) Includes the shroud, if there is one, for the device.

**Approved Management Plan:** means a management plan required to be approved under any act or by the Council (whether alone or jointly with another party).

**Archaeological Site:** means any place in New Zealand that:

1. Either:
  - (a) Was associated with human activity that occurred before 1900.
  - (b) Is the site of the wreck of any vessel where that wreck occurred before 1900; and
2. Is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand. Archaeological sites may be of any cultural origin, including but not limited to Māori, European/Pakeha and Chinese. All archaeological sites are protected by the Heritage New Zealand Pouhere Taonga Act 2014. An archaeological authority from Heritage New Zealand will be required to modify, damage or destroy any archaeological site.

**Biodiversity:** means the variability among living organisms and the ecological complexes of which they are a part, including diversity within species, between species and of ecosystems. Within the context of the District Plan this refers to ecosystems that support indigenous vegetation and habitats of indigenous fauna.

**Boundary Adjustment:** means a subdivision to adjust the boundaries between adjoining titles where no additional titles are created.

**Building Platform:** means a nominated site suitable for the erection and occupation of a building.

**Building:** shall have the same meaning as in the Building Act 2004, but does not include:

1. Fences or walls of 2.5 metres in height or less above-ground level or retaining walls of 1.5 metres in height or less below-ground level, not used for a sign or for any purpose other than as a fence, retaining wall or wall.

2. Structures that do not exceed 10 m<sup>2</sup> in floor area and are not more than a single storey (being up to 3.5 metres above floor level) as provided for in Schedule 1, Part 1, Clause 3 of the Building Act, 2004.
3. Radio and television aerials (excluding dish antennae for receiving satellite television which are greater than 1.2 metres in diameter), less than 2 metres in height above- ground level.
4. Masts and poles less than 2 metres in height above-ground level.

**Cabinet:** means a casing around equipment that is necessary to operate a telecommunication network.

**Car Boot Sales:** means the selling of items from a car boot or trunk in the form of a market in which private individuals come together to sell household and garden goods.

**Cleanfill:** means any material that when buried will have no or minimal adverse effect on people or the environment. Cleanfill material includes virgin natural materials such as clay, soil and rock and other inert materials from construction or demolition activities such as concrete or brick that are free of:

1. Combustible, putrescibles, degradable, compostable or leachable components (eg animal carcasses, green/garden waste, timber, bark, cork, tree roots, new asphalt).
2. Hazardous substances (eg, coal tar, or asbestos).
3. Products or materials derived from the treatment, stabilisation or disposal of hazardous waste.
4. Materials that may present a risk to human or animal health such as medical and veterinary waste.
5. Liquid waste (including sludges).

**Clearance, Modification or Removal of Indigenous Vegetation:** means the felling, clearing or modification of any indigenous vegetation by cutting, crushing, cultivation (including direct drilling), spraying, burning, over grazing, mobstocking or the planting of exotics within.

**Commercial Activity:** means the use of land and/or buildings for the display, offering, provision, sale or hire of goods, equipment or the provision of personal services, or financial and professional services. This includes but is not limited to retail activities and ancillary workrooms, administrative offices, garden centres and restaurants, but excludes any activity otherwise defined as a commercial recreational activity, breeding kennel, animal boarding activity, industrial activity, roadside sales activity, service stations, health care facility, community activity, visitor accommodation or home occupation.

**Commercial Recreation Activity:** means the use of any land and/or buildings for commercial profit where the public pays to undertake some form of sport or game or other such recreation. This includes, but is not limited to, golf courses, gymnasiums, health clubs and swimming pools, but excludes such activities on reserve land and school sites and any communal activity.

**Community Activity:** means the use of any land and/or buildings providing a service or source of advice or assistance to the public and includes municipal administrative offices, civic activities, meeting facilities and places of worship. Community facility has the same meaning.

**Conductor:** means wire or cable used for carrying electric current along a transmission line and includes any hardware and insulation associated with the wire or cable.

**Contaminated Land:** means any land that has a hazardous substance in or on it that:

1. Has significant adverse effects on the environment or
2. Is reasonably likely to have significant adverse effects on the environment.

**Council Reserve:** includes both reserves subject to the Reserves Act 1977 and Council owned land being parks, reserves and open spaces.

**[Soil] Cultivation:** means the agricultural preparation of the soil by mechanical agitation of various types, such as digging, stirring and overturning but does not include earthworks.

**Curtilage:** means the area occupied by a dwelling, grounds and accessory buildings.

**Distribution Line:** means a line and/or structures conveying electricity that:

1. Is not part of the national grid.
2. Carries electricity at a voltage less than 110 kV.

**Distribution Network:** means distribution lines and associated equipment used for the conveyance of electricity on lines other than lines that are part of the national grid.

**Domestic Gardening:** means the preparation of the soil, maintenance and growing of plants including associated soil disturbance and harvesting of produce, associated with a dwelling and/or is ancillary to residential activity. It does not include soil cultivation for agricultural purposes or earthworks.

**Dwelling:** Dwelling Unit and Dwellinghouse (as defined by the Act) has the same meaning.

**Earthworks:** means any movement of earth, including the excavation or deposition of earth or cleanfill that results in changes to the existing ground level. This includes, but is not limited to, excavation, infilling, recontouring and construction of any road, track or drainage channel. This also includes earth movement associated with subdivision and site works as defined by the Building Act 2004. It excludes soil cultivation and earthworks associated with the permitted regional rules for storage of silage, drain clearance, agricultural effluent ponds as outlined under the Regional Water Plan. Further earthworks are permitted for the placement, erection or reconstruction of dams and weirs in, on or over the bed of any lake, river, modified watercourse or stream in accordance with Rule 29(a) of the Regional Water Plan for Southland.

**Ecological Management Plan:** for the Eweburn Zone, an Ecological Management Plan will set out the species to be planted, how it will be managed, and timed. Plant species identified in Rule EWB.8 Performance Standard (11) shall be utilised.

Staging of planting is acceptable provided that planting shall commence within one year of the development within the Activity Cluster commencing and 80% of the planting shall be completed within five years of the development in the Activity Cluster commencing.

**Ecosystem Services:** means the benefits people obtain from ecosystems, including:

1. Provisioning services - the products obtained from ecosystems including, for example, genetic resources, food and fibre and freshwater.
2. Regulating services - the benefits obtained from the regulation of ecosystem processes including for example, the regulation of climate, water and some human diseases.
3. Cultural services - the non-material benefits people obtain from ecosystems through spiritual enrichment, cognitive development, reflection, recreation and aesthetic experience including knowledge systems, social relations and aesthetic values.
4. Supporting services - those ecosystem services that are necessary for the production of all other ecosystem services.

Examples include biomass production, production of atmospheric oxygen, crop pollination, soil formation and retention, nutrient cycling, water cycling and provisioning of habitat.

**Education Activity:** means the use of any land and/or buildings for the provision of regular instructions, teaching, learning or training at state, private or integrated facilities, together with any associated boarding activities and includes ancillary administrative, recreational, religious, cultural, carparking and retail

facilities. This includes, but is not limited to, any preschool, primary school, intermediate school, secondary school, kohanga reo, language school, learning centre and tertiary education facility. Educational facility has the same meaning.

**Elderly Persons and Kaumatua Housing Unit:** means one of a group of residential units used for the accommodation of elderly persons or Kaumatua.

**Emergency Generator:** means any internal combustion engine located at a facility that serves solely as a secondary source of mechanical or electrical power when the primary source is disrupted or discontinued during a period of emergency due to a situation beyond the control of the owner/operator of the facility.

**Emergency Situation:** is defined as loss of primary power due to power outage, on site disaster, or act of God, beyond the control of the owner/operator. Emergency situation shall not include power interruptions pursuant to an interruptible power service agreement, engine testing or scheduled maintenance.

**Energy Facility:** means a structure, site or plant used exclusively for the generation or processing of energy. It excludes any small and community scale distributed electricity generation. This includes the system of electricity conveyance (including substations) required to convey electricity to the distribution network and/or the national grid but excludes the distribution network and/or the national grid.

**Entertainment Activity:** means any land and/or buildings providing entertainment, whether a charge is made for admission or not. It includes cinemas, theatres and licensed premises. Entertainment facility has the same meaning.

**Existing Footprint (for electricity generation facilities):** is the floor area of individual or directly adjacent buildings/structures (which includes substations) but is not the cumulative footprint of all buildings/structures on a site that have been consented or otherwise authorised for the activity.

**Farming:** means an agricultural activity having as its primary purpose the production of commodities such as food, milk and fibres, using the in situ soil, water and air as the predominant medium for production, but excludes soil cultivation above an elevation of 700 metres and the activity of intensive farming.

**Forestry:** means the use of land for the planting, tending and harvesting of trees for commercial gain, including the location and operation of mobile sawmill facilities on a site for no longer than three months in any 12 month period, but excludes any other sawmilling or timber processing.

**Forestry Road:** means the construction and maintenance of an internal road or roading network associated with Permitted Activity Rule RURAL.1(15) Forestry Activities.

**Fully shielded light fixture** – a fully shielded (full cut-off) light fixture has a solid barrier (cap) at the top of the fixture in which the light source is located. The fixture is angled so that the light source is not visible below the barrier.

**Garden Centre:** a commercial activity that sells plants and related products for the domestic garden as its primary business.

**Generator:** means any machine that converts mechanical energy into electricity to serve as a power source for other machines.

**Habitable Space:** 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.

**Hazardous Facility:** means any land and/or buildings where a hazardous substance is stored or handled and any installations containing a hazardous substance, including, vehicles parked on sites laden with hazardous substances and where necessary their transportation routes. Hazardous facilities do not include:

1. Trade waste sewers, or waste treatment and disposal facilities (this exception does not apply to the storage of hazardous substances or waste associated with these facilities).
2. The storage and use of hazardous consumer products in domestic quantities, including flammable gases.
3. Retail outlets for the sale of hazardous substances for the domestic use (eg supermarkets, hardware shops, pharmacies).
4. Facilities posing a risk of dust explosions.
5. Gas or oil pipelines.
6. Fuel in motor vehicles, boats and other small engines.
7. The occasional loading and unloading of hazardous substances on a site where this forms only a minor part of site operations.
8. Liquid milk or liquid organic food storage provided that any spillage is prevented from entering a waterbody or from seeping into an underground water supply.

**Hazardous sub-facility:** means a hazardous facility that is more than 30 metres from another hazardous facility on the same site.

**Hazardous Substance:** (as defined by the Hazardous Substances and New Organisms Act 1996) means, unless expressly provided otherwise by regulations, any substance:

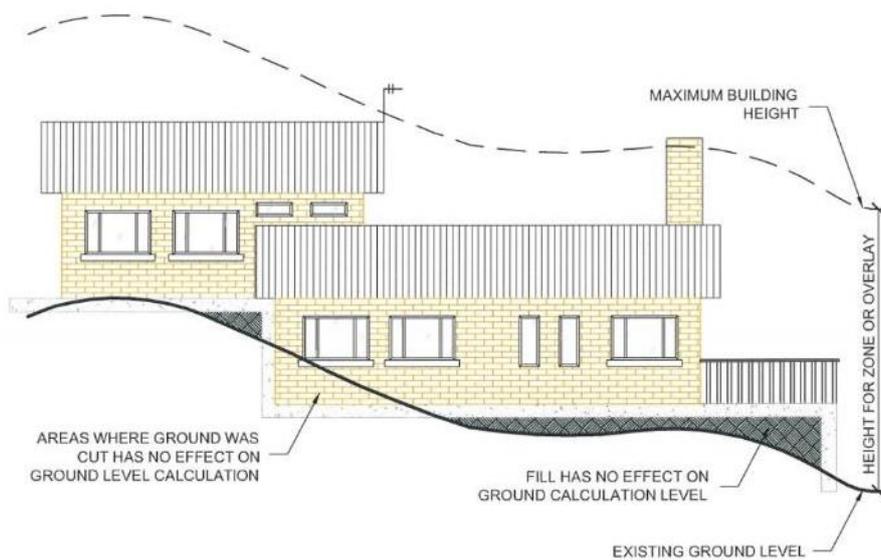
1. With one or more of the following intrinsic properties:
  - (a) Explosiveness.
  - (b) Flammability.
  - (c) A capacity to oxidise.
  - (d) Corrosiveness.
  - (e) Toxicity (including chronic toxicity).
  - (f) Ecotoxicity, with or without bioaccumulation.
2. Which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any one or more of the properties specified in (1) above.

**Hazardous Waste:** means any waste that:

1. Contains hazardous substances at sufficient concentrations to exceed the minimum degrees of hazard specified by Hazardous Substances (Minimum Degrees of Hazard) Regulations 2000 under the Hazardous Substances and New Organisms Act 1996.
2. Meets the definition for infectious substances included in the Land Transport Rule: Dangerous Goods 1999 and NZ Standard 5433:1999 - Transport of Dangerous Goods on Land<sup>2</sup>.
3. Meets the definition for radioactive material included in the Radiation Protection Act 1965.

**Height:** means the vertical distance between the highest point of the building and the ground level at the base of the building. In determining height, the rolling height method shall be used:

Figure 9 Rolling Height Method



ROLLING BUILDING HEIGHT IS MEASURED VERTICALLY ACROSS THE WHOLE SITE FROM EXISTING GROUND LEVEL TO THE MAXIMUM BUILDING HEIGHT FOR THAT ZONE.

### ROLLING HEIGHT METHOD

For the purpose of this definition:

1. Where a building or structure is supported on poles, pillars, or by any other means, they will be considered to be part of the base of the building or structure.
2. In calculating the height of a building or structure, the following items shall be excluded:
  - (a) In all zones - radio and television aerials, architectural appurtenances, chimneys and solar heating devices provided that:
    - (i) such structures are located at least 1 metres from each boundary;
    - (ii) such structures do not project more than 1.5 metres above the maximum allowable height permitted by the zone rules;
    - (iii) chimneys are no wider than 2 metres.
  - (b) In the Industrial Zone - lift towers and machinery rooms provided that such items:
    - (i) do not exceed a vertical distance of 3 metres above the maximum height permitted for the building or structure; and
    - (ii) do not exceed an area, measured in a horizontal plane, of 5% of the gross floor area of the top storey of the building or structure.

**Historic Heritage:** (as defined by the Act)

- (a) means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:
  - (i) Archaeological
  - (ii) Architectural
  - (iii) Cultural

- (iv) Historic
- (v) Scientific
- (vi) Technological and
- (b) includes:
  - (i) Historic sites, structures, places and areas
  - (ii) Archaeological sites
  - (iii) Sites of significance to Māori, including wāhi tapu
  - (iv) Surroundings associated with the natural and physical resources

**Home Occupation:** means an occupation, craft, profession, business, trade or service which is secondary and incidental to the household and which is undertaken by person(s) living permanently on the property and is predominantly contained within the dwelling or any accessory building on the property. Home occupation does not include (amongst other things) the servicing, panel beating or wrecking of vehicles, the storage of any hazardous substance or any activity which requires the holding of a liquor licence under the Sale of Liquor Act 1989 or visitor accommodation.

**High Value Soils:** soils which are known to be highly productive, suitable for multiple uses such as growing a wide range of crops, pasture and forest, and of high versatility for pastoral farming. Classification of a soil as 'high value' also relates to current and likely future use, and ability to support production in a practical sense. High value soils include soils classified as Classes 1, 2 or 3 in the New Zealand Land Resource Inventory (NZLRI).

**Indigenous:** in relation to a species of flora or fauna means a species that occurs naturally in New Zealand, resident or migratory, or arrived in New Zealand without human assistance.

**Indigenous Vegetation:** means plant communities dominated by species that are indigenous to New Zealand and includes forest, scrub, shrubland, grassland and wetland vegetation.

**Industrial Activity:** means the use of any land and/or buildings for the manufacturing, repairing, engineering, fabricating, processing, packing or warehouse storing of products or materials. This includes any ancillary retail sales, any associated maintenance, any public display or tour operations within the land or premises, associated offices and staff facilities. Industrial activity includes, but is not limited to, contractor's yard or depot and the transfer, storage, treatment or disposal of waste not otherwise defined.

**Infrastructure:** means:

1. Pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel, or geothermal energy.
2. A network for the purpose of telecommunication as defined in Section 5 of the Telecommunications Act 2001.
3. A network for the purpose of radiocommunication as defined in Section 2(1) of the Radiocommunications Act 1989.
4. Facilities for the generation of electricity, lines used or intended to be used to convey electricity and support structures for lines used or intended to be used to convey electricity, excluding facilities, lines and support structures if a person:
  - (a) Uses them in connection with the generation of electricity for the person's use.
  - (b) Does not use them to generate any electricity for the supply to any other person.
5. A water supply distribution system, including a system for irrigation.
6. A drainage or sewerage system.
7. Structures for transport on land by cycleways, rail, roads, walkways, or any other means.
8. Facilities for the loading or unloading of cargo or passengers transported on land by any means.
9. An airport as defined in Section 2 of the Airport Authorities Act 1966.

10. A navigation installation as defined in Section 2 of the Civil Aviation Act 1990.
11. Facilities for the loading or unloading of cargo or passengers carried by sea, including a port related commercial undertaking as defined in Section 2(1) of the Port Companies Act 1988.
12. Anything described as a network utility operation in regulations made for the purposes of the definition of network utility operator in Section 166 of the Resource Management Act 1991.

**Intensive Farming:** means

1. The keeping of pigs indoors (or outdoors at a rate exceeding 15 pigs per hectare); or
2. The use of a building for the purpose of confining livestock where stock are generally confined for any period greater than three months; or
3. The farming of poultry, rabbits, mushrooms or fish farming; or
4. The commercial raising and keeping of animals where the usual feed source (over a 12 month period) is substantially provided from off the site concerned.

It does not include animal boarding activity, breeding kennels, catteries or dog training grounds, calf rearing sheds or the keeping of animals that assist in the management of a farm, eg working dogs.

**Lake:** means a body of fresh water which is entirely or nearly surrounded by land.

**Landfill:** means a site used for the permanent deposition of solid waste onto or into land.

**Livestock:** means one or more animals raised as part of a farming or intensive farming activity to produce commodities such as food, milk and fibre. It excludes poultry or farmed fish.

**Living Room:** means the main living area within the dwelling and would include a lounge, family room and dining room.

**Market:** means any land and/or buildings used by vendors representing producers who have set up individual booths or stalls, to sell produce, meat products, fruits, prepared foods, beverages and crafts direct to consumers.

**Milking Shed:** means any building or part of any building used for the extraction of milk from livestock by automated means.

**Mineral Extraction:** means the excavation, blasting, processing (crushing, screening, washing and blending), storage, distribution and sale of mineral products and includes ancillary activities such as earthworks, landscaping and rehabilitation works (including deposition of cleanfill) and treatment of stormwater and wastewater together with ancillary buildings and structures (including caretakers' accommodation).

**Minor Upgrading (in relation to electricity generation facilities):** means an upgrade to an electricity generation facility lawfully established which does not increase the existing footprint by more than 500 m<sup>2</sup> or 10% whichever is the lesser, within a five year period.

**Minor Upgrading (in relation to transmission and distribution lines):** means an increase in the carrying capacity, efficiency or security of transmission and distribution lines utilising the existing support structures or structures of a similar scale, intensity and character and includes:

1. The addition of circuits and conductors.
2. The re-conducting of the line with higher capacity conductors.
3. The re-sagging of conductors.
4. The bonding of conductors.
5. The addition of longer or more efficient insulators.

6. The addition of earth wires which may contain telecommunication lines, earth peaks and lightning rods.
7. The addition of electrical fittings.
8. Support structure replacement within the same or immediately adjacent location within the existing alignment of the distribution corridor.
9. The replacement of existing cross-arms with cross-arms of an alternative design.
10. An increase in support structure height required to comply with the New Zealand Electrical Code of Practice 34:2001 by not more than 15% of the base height of the support structure and where the base height is defined as the height of the structure at date of public notification of the District Plan.
11. Minor upgrading shall not include an increase in the voltage of a high voltage transmission line unless the line was originally constructed at the high voltage but has been operating at a reduced voltage.

**Mooring:** means any weight, post or other structure placed in, or on, the bed of a river or lake for the prime purpose of securing a vessel, raft, aircraft or floating structure. It does not include the anchors of a powered vessel.

**Multi-Unit Development:** means a group of two or more residential units located on one site.

**National Grid:** means the National Grid in its entirety. The National Grid consists of transmission lines and cables (aerial, underground and undersea, including the high voltage direct current line), stations and substations and other works used to connect grid injection points and grid exit points to convey electricity throughout the North and South Islands of New Zealand.

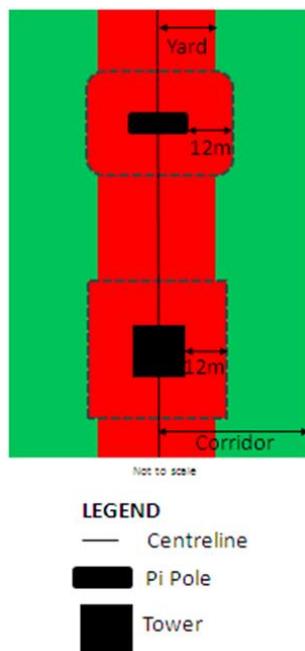
**National Grid Corridor:** means the area measured either side of the centreline of above ground National Grid lines as follows:

- 16 metres for the 110 kV National Grid lines on pi poles.
- 37 metres for the 220 kV National Grid lines.

**National Grid Yard:** means the area located 12 metres in any direction from the outer edge of a National Grid support structure; and the area located 12 metres either side of the centreline of an overhead National Grid line.

**Note:** the National Grid Corridor and National Grid Yard do not apply to underground cables or any National Grid lines.

Figure 10 National Grid Yard



**Nationally Significant Infrastructure:** means existing major infrastructure that has benefits for both this region and beyond.

**Natural Hazard:** (as defined by the Act) means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire or flooding) the action of which adversely affects or may adversely affect human life, property or other aspects of the environment.

**Natural Hazard Overlay:** means a mechanism used in the Planning Maps to identify areas of the District at risk from flooding or coastal hazards.

**Network Utility (Network Utilities):** means any activity relating to:

1. Distribution or transmission by pipe line of natural or manufactured gas, petroleum or geothermal energy.
2. Operation of a network for the purpose of Telecommunication (as defined in Section 5 of the Telecommunications Act, 2001) or a network for the purpose of radio communication, as defined in Section 2(1) of the Radio Communications Act 1989 which is operated by a network utility operator.
3. The network operated by an electricity operator or electricity distributor as defined in Section 2 of the Electricity Act 1992.
4. The holding, transmission and distribution of water (whether treated or untreated) for supply, including irrigation.
5. Stormwater treatment (including stormwater reserve) drainage or sewerage reticulation systems.
6. Construction, operation and maintenance of railway lines, tramways and roads.
7. Construction, operation and maintenance of an airport as defined by the Airport Authorities Act 1966, including the provision of any approach control service within the meaning of the Civil Aviation Act 1990.
8. Any other project or work described as a ‘network utility operation’ by regulations made under the Resource Management Act 1991.

And the words “network utility operation” have a corresponding meaning.

**Noise Sensitive Activity:** means any one of the following activities undertaken in a building or part of a building:

1. Residential Activity.
2. Visitor Accommodation.
3. Residential Care Activity.
4. Education Activity.
5. Hospital Activity.
6. Health Care Activity.
7. Day Care Activity.
8. Marae Activity.

**Notional boundary:** means a line 20 metres from any side of a dwelling or the legal boundary where this is closer to the dwelling.

**Off Site Signage:** means any signage for a commercial activity in the Rural Zone which is not located on the site to which it relates.

**Offensive Trades:** includes the following:

1. Blood or offal treating.
2. Bone boiling or crushing.
3. Dag crushing.
4. Fellmongering.
5. Fish cleaning and curing.
6. Flax pulping.
7. Flock manufacturing or teasing of textile materials for any purpose.
8. Gut scraping and treating.
9. Solid waste disposal.
10. Storage, drying or preserving of bones, hides, hoofs or skins.
11. Tallow melting.
12. Tanning.
13. Wood pulping.
14. Wool scouring.

**On-Site Wastewater Disposal System:** means a wastewater treatment and disposal system designed to treat and dispose of wastewater from the dwelling or dwellings located on that site.

**Other Building:** means any building, the use of which is ancillary to any farming or lawfully existing commercial/industrial activity on the site to which it is located, but excludes any dwelling or accessory building.

**Papakainga Housing:** means a form of housing development which occurs on multiple-owned Māori land. Māori land is defined by the Te Ture Whenua Māori Act 1993.

**Plant Nursery:** means a place where plants are propagated and grown to usable size. They include garden centres which sell to the general public, wholesale nurseries which sell only to businesses such as other nurseries and to commercial gardeners and private nurseries which supply the needs of institutions or private estates.

**Potentially Contaminated Land:** means a piece of land on which an activity or industry described in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL) is, has, or is more than likely than not, to have been or is being undertaken.

**Primary Production Activity:** includes any agricultural, horticultural, floricultural, arboricultural, plantation forestry, or intensive farming activity but does not include mineral extraction or mineral processing.

**Produce Stall:** means any structure used for the sale of eggs, honey, flowers, fruit or vegetables grown or produced on the property and includes the extracted juices of fruit and vegetables but does not include any other processing beyond cleaning, trimming, extracting juices, freezing or drying.

**Property:** means one or more adjoining computer freehold registers held in common ownership, including where it is traversed by a road, whether formed or unformed.

**Property Boundary:** means the area legally defined as the extent of the property.

**Prospecting for Minerals:** (as defined by the Crown Minerals Act 1991) means any activity undertaken for the purpose of identifying land likely to contain exploitable mineral deposits or occurrences, and includes: geological, geochemical and geophysical surveys, and the taking of samples by hand or hand held methods and aerial surveys.

### **Regionally significant infrastructure:**

Infrastructure of regional significance and includes:

1. The regional strategic roads as defined in the Southland Regional Land Transport Strategy.
2. The Southland rail network.
3. The national electricity grid, as defined by the Electricity Governance Rules 2003.
4. Facilities for the generation and transmission of electricity where it is supplied to the national electricity grid and local distribution network.
5. Broadband and strategic telecommunications facilities, as defined in Section 5 of the Telecommunications Act 2001.
6. A network for the purpose of Radio Communication, as defined in Section 2(1) of the Radio Communications Act 1989 which is operated by a network utility operator
7. Local authority water supply network and water treatment plants.
8. Local authority wastewater and storm water networks, systems and wastewater treatment plants.
9. Life line utilities as defined in the Civil Defence and Emergency Management Act.
10. Flood and drainage infrastructure managed by the Southland Regional Council.

**Renewable Electricity Generation:** means the generation of electricity from solar, wind, hydro-electricity, geothermal, biomass, tidal, wave or ocean current energy sources.

**Residential Activity:** means any use of land and/or buildings by people for the purpose of living accommodation. It includes accessory buildings and leisure activities associated with needs generated principally from living on the site.

**Retail Activities:** in the Eweburn Zone means the selling of goods directly to customers excluding convenience, food and beverage activities.

**Reverse Sensitivity:** means the vulnerability of an existing lawfully established activity from new activities which are sensitive to the environmental effects already being generated. The sensitivity can result in complaints and also create the potential for the operation and/or expansion of the existing activity to be constrained.

**Riparian Margin:** means a strip of land within 5 metres of the bed of any surface waterbody. This excludes any waterbody where the bed of that waterbody is less than 3 metres in width.

**River:** means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal).

**Road:** has the same meaning as Section 315 of the Local Government Act 1974.

**Rural-Residential:** means a property primarily used for residential purposes and may be associated with small-scale farming and/or 'lifestyle' activity.

**Rural Service Activity:** means any activity that provides a commercial service to any farming or intensive farming activity. It includes seed cleaning, rural contracting and grain drying.

**Sensitive Activities:** (in relation to the National Grid transmission lines) means any one of the following activities:

1. Residential Activity.
2. Residential Care Activity.
3. Education Facility (excluding language schools and tertiary education facilities and other adult education facilities).
4. Hospital Activity.
5. Day Care Activity.

**Signage:** means any name, figure, image, character, outline, spectacle, emblem, monument, statue, display, delineation, announcement, poster, handbill, advertising device or appliance, or any other things of a similar advertising nature, visible from a public place, intended principally to attract attention, whether it is pasted on or fixed to any land or structure, attached to a stationary vehicle, or incorporated within the design of any structure, whether by painting or otherwise which is visible from a public space whether illuminated or not. This does not include any display within any window, or inside a moving vehicle.

**Site Coverage:** In the Eweburn Zone means that portion of the net area of a site which is covered by buildings or parts of buildings, including overhanging or cantilevered parts of buildings, expressed as a percentage or area. Site coverage shall only apply to buildings at ground, or above ground level. The following shall not be included in site coverage:

- pergolas,
- that part of eaves and/or spouting, fire aprons or bay or box windows projecting 750 mm or less horizontally from any exterior wall,
- uncovered terraces or decks which are not more than 1 metre above ground level,
- uncovered swimming pools no higher than 1 metre above ground level,
- fences, walls and retaining walls,
- driveways and outdoor paved surfaces,
- roads and hard stand areas.

**Site of Cultural Significance:** means any site or area indicated on the District Plan Maps, identified in Te Tangi a Tauira Iwi Environmental Management Plan or other relevant registered iwi planning document, or a registered site of archaeological importance as holding Māori cultural or spiritual values specific to that site, including wāhi tapu, wāhi taoka, mahika kai and kōiwi takata.

**Site:** means the area of land that a specific activity occupies.

**Small and Community Scale Distributed Electricity Generation:** means renewable electricity generation for the purpose of using electricity on a particular site, or supplying an immediate community, or connecting into the distribution network.

**Solid Waste:** means any solid materials, regardless of form, including containers and their contents which are considered to be of no further economic use, and require permanent disposal, or storage until such times that they can be reused or recycled and includes residues from incineration.

**Solid Waste Disposal Facility:** means any land and/or buildings used for the storage, transfer, treatment or disposal of solid waste materials or for other waste management purposes, or used for composting organic materials. Solid Waste Disposal Activity has the same meaning.

**Staff Dwelling:** means a dwelling for the residential use of farm owners, farm workers or family members, provided it is located on the property to which it relates.

**Sustainable Forest Management:** (as defined by the Forests Act 1949) means the management of an area of indigenous forest land in a way that maintains the ability of the forest growing on that land to continue to provide a full range of products and amenities in perpetuity while retaining the forest's natural values

**Sustainable Forest Management Permit:** (as defined by the Forests Act 1949) means a Sustainable Forest Management Permit executed under Section 67M of the Forests Act 1949.

**Sustainable Forest Management Plan:** means a Sustainable Forest Management Plan executed under Section 67F of the Forests Act 1949.

**Taramea (Howells Point):** means the land described by that name in Part A Schedule 7 to the Ngai Tahu Claims Settlement Act 1998.

**Telecommunication:** as defined by Section 5 of the Telecommunications Act 2001 and includes 'Radiocommunications' as defined by the Radiocommunications Act 1989.

**Telecommunication Cable:** means a wire or cable used for telecommunication and includes any hardware associated with the wire or cable.

**Telecommunication Facility:** means:

1. An antenna.
2. A cabinet and, if there is one, the concrete foundation plinth for the cabinet.

**Telecommunication Line:** has the same meaning as line (as defined by Section 5 of the Telecommunications Act 2001):

1. Means a wire or a conductor of any kind (including a fibre optic cable) used or intended to be used for the transmission or reception of signs, signals, impulses, writing, images, sounds, instruction, information, or intelligence of any nature by means of any electromagnetic system; and
2. Includes:
  - (a) Any pole, insulator, casing, fixture, tunnel, or other equipment or material used or intended to be used for supporting, enclosing, surrounding, or protecting any of those wires or conductors.
  - (b) Any part of a line.

**Temporary Event:** means a social, cultural or recreational event that has a duration of less than 72 hours, including entertainment events, carnivals, festivals, fairs, markets and exhibitions and associated temporary buildings, structures and carparks.

**Temporary Military Training Activities:** means a short term military activity undertaken for defence purposes (defined in the Defence Act 1990).

**Temporary Sign:** means any sign not intended for permanent display, on a site or on a road, or which is erected and removed in relation to:

1. A community event.
2. Electioneering.
3. Construction sites.
4. Hazard identification and warning.
5. Selling of land or buildings.
6. A statutory process as required by legislation.

**Tracking:** means the construction and maintenance of a pathway or trail associated with Permitted Activity RURAL.1(1) Farming and creates a track that is no wider than 5 metres.

**Trade Waste:** means any liquid, with or without matter in suspension or solution, that is or may be discharged from any trade premises, to the Council's sewerage system in the course of any trade or industrial process or operation, or in the course of any activity or operation of a like nature, and may include condensing or cooling waters, stormwater which cannot practically be separated, or domestic sewage. It includes any such waste from any industrial, rural service or offensive trade activity.

**Transmission Line:** means:

1. The facilities and structures for, or associated with, the overhead or underground transmission of electricity in the national grid.
2. Includes transmission line support structures, telecommunication cables and telecommunication devices to which (1) above applies.
3. Does not include an electricity substation.

**Visitor Accommodation:** means the use of land and/or buildings for the provision of accommodation by fee paying customers for a daily tariff. This includes hotels, motels, hostels, backpackers, camping grounds, homestays and bed and breakfasts.

**Waste Transfer Facility:** means any land and/or buildings which receive solid waste for the purpose of sorting and/or aggregating prior to being transported to a Solid Waste Disposal Facility. Waste Transfer Activity has the same meaning.

**Wastewater Treatment Facility:** means any land and/or buildings used for the purpose of storage and/or treatment and/or disposal of wastewater. It excludes any on site wastewater disposal system.

**Water:**

1. Means water in all its physical forms whether flowing or not and whether over or under the ground.
2. Includes fresh water, coastal water, and geothermal water.
3. Does not include water in any form while in any pipe, tank, or cistern.

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

**Wetland:** (as defined by the Act) 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.

**Wilding trees:** the natural regeneration (seedling spread) of introduced trees.

**Wintering Shed:** means a building located on farm land for the purpose of confining livestock to avoid damage to pasture and/or for the feeding of supplements, and the stock are generally confined for less than three months.

**Yard:** means that part of a site that adjoins a property boundary and is unoccupied and unobstructed by buildings.

