

2 DEFINITIONS

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Definitions

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Access	Means that area of land over which a site or lot obtains legal vehicular and/or pedestrian access to a legal road. This land may include an access leg, a private way, common land as defined on a cross-lease or company-lease, or common property as defined in section 2 of the Unit Titles Act 2010.
Access Leg	In relation to a rear lot or rear site, means the strip of land, which is included in the ownership of that lot or site, and which provides the legal, physical access from the frontage legal road to the net area of the lot or site.
Access Lot	Means a lot which provides the legal access or part of the legal access to one or more lots, and which is held in the same ownership or by tenancy-in-common in the same ownership as the lot(s) to which it provides legal access.
Accessory Building	In relation to any site means any detached building the use of which is incidental to the principal building, use or activity on that site, and for residential activities includes a sleep out, garage or carport, garden shed, glasshouse, swimming pool, mast, shed used solely as a storage area, or other similar structure, provided that any garage or carport which is attached to or a part of any building shall be deemed to be an accessory building.
Accessway	Means pedestrian access as defined in section 315 of the Local Government Act 1974.
Act	Means the Resource Management Act 1991.
Activity Sensitive To Aircraft Noise (ASAN)	Means any residential activity, visitor accommodation activity, community activity and day care facility activity as defined in this District Plan including all outdoor spaces associated with any educational facility, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices.
Activity Sensitive To Aircraft Noise (ASAN) Wanaka	Means any residential activity, visitor accommodation activity, community activity and day care facility activity, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices.
Adjoining Land	In relation to subdivision, 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.
Aerodrome	Means a defined area of land used wholly or partly for the landing, departure, and surface movement of aircraft including any buildings, installations and equipment on or adjacent to any such area used in connection with the aerodrome or its administration.
Aircraft	Means any machine that can derive support in the atmosphere from the reactions of the air otherwise than by reactions of the air against the surface of the earth.
Aircraft Operations	Includes the operation of aircraft during landing, take-off and taxiing but excludes: <ul style="list-style-type: none"> • aircraft operating in an emergency; • aircraft using the Airport as an alternative to landing at a scheduled airport; • military aircraft movements; and • engine testing.
Air Noise Boundary	Means a boundary, the location of which is based on predicted day/night sound levels of Ldn 65 dBA from future airport operations. The location of the boundary is shown on the District Plan Maps.

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Air Noise Boundary Queenstown (ANB)	Means a boundary as shown on the District Plan Maps, the location of which is based on the predicted day/night sound level of 65 dB Ldn from airport operations in 2037.
Airport Activity	Means land used wholly or partly for the landing, departure, and surface movement of aircraft, including but not limited to: <ul style="list-style-type: none"> (a) aircraft operations, private aircraft traffic, domestic and international aircraft traffic, rotary wing operations, aircraft servicing, general aviation, airport or aircraft training facilities and associated offices. (b) Runways, taxiways, aprons, and other aircraft movement areas. (c) Terminal buildings, hangars, control towers, rescue facilities, navigation and safety aids, lighting, car parking, maintenance and service facilities, catering facilities, freight facilities, quarantine and incineration facilities, border control and immigration facilities, medical facilities, fuel storage and fuelling facilities, facilities for the handling and storage of hazardous substances, and associated offices.
Airport Operator	Means the person or body that has the necessary statutory authority for the establishment, maintenance, operation or management of the airport.
Airport Related Activity	Means an ancillary activity or service that provides support to the airport. This includes, but is not limited to, land transport activities, buildings and structures, servicing and infrastructure, police stations, fire stations, medical facilities and education facilities provided they serve an aviation related purpose, retail and commercial services, industry and visitor accommodation associated with the needs of Airport passengers, visitors and employees and/or aircraft movements and Airport businesses.
All Weather Standard	Means a pavement which has been excavated to a sound subgrade, backfilled and compacted to properly designed drainage gradients with screened and graded aggregate and is usable by motor vehicles under all weather conditions, and includes metalled and sealed surfaces.
Amenity Or Amenity Values	Has the same meaning as defined in section 2 of the Act for amenity values.
Amenity Tree Planting	Means the planting of trees in the immediate vicinity of buildings.
Amenity Vegetation	Means vegetation, including trees, in the immediate vicinity of buildings.
Antenna	Means telecommunications apparatus, being metal rod, wire or other structure, by which signals are transmitted or received, including any bracket or attachment but not any support mast or similar structure.
Area Median Income (AMI)	Means the median household income for the Queenstown Lakes District as published by Statistics New Zealand following each census, and adjusted annually by the Consumer Price Index (CPI).

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Automotive and Marine Supplier (Three Parks and Industrial B Zones)	<p>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:</p> <ul style="list-style-type: none"> • boats and boating accessories; • cars and motor cycles; • auto parts and accessories; • trailers and caravans; and • tyres and batteries.
Back Lane Site (Three Parks Zone)	Means a site that gains vehicular access via a private back lane, as opposed to directly off the street, where the back lane is between 5m and 6m in width,
Backpacker Hostel	Means visitor accommodation where rooms and other facilities are shared by more than one person and beds are let as distinct from guest rooms.
Balcony	Means a floor at other than ground level having at least one side completely open except for a balustrade of a maximum height of 1.2m above balcony floor level. The balcony may be roofed and shall have direct access to the residential unit it serves.
Bar	In relation to any hotel or tavern, means any part of the hotel or tavern which is used principally for the sale, supply or consumption of liquor on the premises. Bar area shall exclude areas used for storage, toilets or like facilities and space.
Biomass Electricity Generation	Means electricity generation derived from biomass systems being recently living organisms such as wood, wood waste, by-products of agricultural processes and waste).
Block Plans (Three Parks Zone)	A comprehensive plan covering at least one street block which shows how all the land will be developed and which includes fixed lot boundaries and building platforms, building typologies including elevations, the outdoor living spaces, and the location, design, and dimensions of carparking, driveways, and accessways.
Boat	Means any vessel, appliance or equipment used or designed to be used for flotation and navigation on or through the surface of water, other than a wetsuit or life-jacket, and includes any aircraft whilst such aircraft is on the surface of the water. Craft or boating craft shall have the same meaning. Boating activities shall mean activities involving the use of boats on the surface of water.
Boundary	<p>Means any boundary of the net area of a site and includes any road boundary or internal boundary. Site boundary shall have the same meaning as boundary.</p> <p>Note: also see definitions of INTERNAL BOUNDARY and ROAD BOUNDARY.</p>
Boundary Fencing	In the Mount Cardrona Station Special Zone means any fence that is located on or near the site boundary, and which demarcates the boundary of the private allotment from surrounding sites and public spaces.

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<p>Building</p>	<p>Shall have the same meaning as the Building Act 2004, with the following exemptions in addition to those set out in the Building Act 2004:</p> <ul style="list-style-type: none"> • Fences and walls not exceeding 2m in height. • Retaining walls that support no more than 2 vertical metres of earthworks. • Structures less than 5m² in area and in addition less than 2m in height above ground level. • Radio and television aerials (excluding dish antennae for receiving satellite television which are greater than 1.2m in diameter), less than 2m in height above ground level. • Uncovered terraces or decks that are no greater than 1m above ground level. • The upgrading and extension to the Arrow Irrigation Race provided that this exception only applies to upgrading and extension works than involve underground piping of the Arrow Irrigation Race. • Flagpoles not exceeding 7m in height. • Building profile poles, required as part of the notification of Resource Consent applications. • Public outdoor art installations sited on Council-owned land. • Pergolas less than 2.5 metres in height either attached or detached to a building. <p>Notwithstanding the definition set out in the Building Act 2004, a building shall include:</p> <ul style="list-style-type: none"> • Any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on a site for residential accommodation for a period exceeding 2 months.
<p>Building (Remarkables Park Zone)</p>	<p>Includes any vertical element of a building (excluding fences) which is separately identifiable by either height or bulk or form or external architectural design or roof form ("Discrete Building Component").</p>
<p>Building Coverage</p>	<p>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. Building Coverage shall only apply to buildings at ground, or above ground level. The following shall not be included in Building Coverage:</p> <ul style="list-style-type: none"> • Pergolas • That part of eaves and/or spouting, fire aprons or bay or box windows projecting 600mm or less horizontally from any exterior wall. • Uncovered terraces or decks which are not more than 1m above ground level. • Uncovered swimming pools no higher than 1m above ground level. • Fences, walls and retaining walls. • Driveways and outdoor paved surfaces.
<p>Building Line Restriction</p>	<p>Means a restriction imposed on a site to ensure 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 adjacent site boundary.</p>

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<p>Building Supplier (Three Parks and Industrial B Zones)</p>	<p>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:</p> <p>glaziers;</p> <p>locksmiths; and</p> <p>suppliers of:</p> <ul style="list-style-type: none"> • 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; and • timber and building materials.
<p>Bus Shelters</p>	<p>In the Mount Cardrona Station Special Zone means buildings providing shelter for passengers using bus services.</p>
<p>Camping Ground</p>	<p>Means camping ground as defined in the Camping Ground Regulations 1985.</p>
<p>Carriageway</p>	<p>Means the portion of a road devoted particularly to the use of motor vehicles.</p>
<p>Clearance Of Vegetation (Includes Indigenous Vegetation)</p>	<p>Means the removal, trimming, felling, or modification of any vegetation and includes cutting, crushing, cultivation, spraying with herbicide or burning.</p> <p>Clearance of vegetation includes, the deliberate application of water where it would change the ecological conditions such that the resident indigenous plant(s) are killed by competitive exclusion. Includes dryland cushion field species.</p>
<p>Commercial</p>	<p>Means involving payment, exchange or other consideration.</p>
<p>Commercial Activity</p>	<p>Means the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment or services, and includes shops, postal services, markets, showrooms, restaurants, takeaway food bars, professional, commercial and administrative offices, service stations, motor vehicle sales, the sale of liquor and associated parking areas. Excludes recreational, community and service activities, home occupations, visitor accommodation, registered holiday homes and registered homestays.</p>
<p>Commercial Livestock</p>	<p>Means livestock bred, reared and/or kept on a property for the purpose of commercial gain, but excludes domestic livestock.</p>
<p>Commercial Recreational Activities</p>	<p>Means the commercial guiding, training, instructing, transportation or provision of recreation facilities to clients for recreational purposes including the use of any building or land associated with the activity, excluding ski area activities.</p>

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Community Activity	Means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual well being. Excludes recreational activities. A community activity includes schools, hospitals, doctors surgeries and other health professionals, churches, halls, libraries, community centres, police stations, fire stations, courthouses, probation and detention centres, government and local government offices.
Community Facility	In relation to a community facility sub-zone means the use of land and/or buildings for Health Care services, Hospital activities, ambulance facilities, elderly person housing and carparking and residential accommodation ancillary to any of these activities.
Community Housing	Means Residential Activity that maintains long term affordability for existing and future generations through the use of a Retention Mechanism, and whose cost to rent or own is within the reasonable means of low and moderate income households.
Comprehensive Residential Development	Means a comprehensively planned and designed collection of two or more Residential units where: <ul style="list-style-type: none"> (a) the building and subdivision consents are submitted concurrently (b) the net area for a residential unit is less than 450m² (c) the net area of the site containing all residential units is 2000m² or larger
Condominiums	Means residential units build in groups so as to achieve high density development of land, often on multiple levels.
Council	Means the Queenstown-Lakes District Council or any Committee, Sub-Committee, Community Board, Commissioner or person to whom any of the Council's powers, duties or discretions under this Plan have been lawfully delegated pursuant to the provisions of the Act. District council shall have the same meaning.
Critical Listening Environment	Means any space that is regularly used for high quality listening or communication for example principle living areas, bedrooms and classrooms but excludes non-critical living environments.
Day Care Facility	Means land and/or buildings used for the care during the day of elderly persons with disabilities and/or children, other than those residing on the site.
Development	For the purpose of determining financial contributions development means development or re-development of the site and includes the construction, erection, establishment or alteration of any building, and the following: <ul style="list-style-type: none"> • Any earthworks, filling or reclamation of land, or the making of any retaining walls or other works relating to that earthworks, filling or reclamation. • The provision for or installation of any mode of transport including any railway or tramway relating to any such construction or erection, establishment or alteration. <p>Excludes any utility, the construction or alteration of any pipeline or associated works on land that is not otherwise subject to development.</p>
Design Review Board	In the Mount Cardrona Station Special Zone means a panel of at least four members who assess the design of subdivisions and buildings, who are agreed to by the Council and the developer and who are qualified in the following professions: landscape architecture, architecture, resource management planning, urban design.
Design Sound Level	Means 40 dB Ldn in all Critical Listening Environments.
District	Means Queenstown – Lakes District

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Domestic Livestock	<p>Means the keeping of livestock, excluding that which is for the purpose of commercial gain.</p> <ul style="list-style-type: none"> In all Zones, other than the Rural General, Rural Lifestyle and Rural Residential Zones, it is limited to 5 adult poultry, and does not include adult roosters; and In the Rural General, Rural Lifestyle and Rural Residential Zones it includes any number of livestock bred, reared and/or kept on a property in a Rural Zone for family consumption, as pets, or for hobby purposes and from which no financial gain is derived, except that in the Rural Residential Zone it is limited to only one adult rooster per site. <p>Note: Domestic livestock not complying with this definition shall be deemed to be commercial livestock and a farming activity as defined by the Plan.</p>
Dwelling	See definition of RESIDENTIAL UNIT.
Earthworks	Means the disturbance of land surfaces by the removal or depositing of material, excavation, filling or the formation of roads, banks, and tracks. Excludes the cultivation of land and the digging of holes for offal pits and the erection of posts or poles or the planting of trees.
Ecosystem Services	Are the resources and processes the environment provides that people benefit from (for example purification of water and air, pollination of plants and decomposition of waste).
Educational Facility	Means land and/or buildings used for the provisions of regular instruction or training and includes their ancillary administrative, cultural and commercial facilities.
Elderly Persons Housing Unit	Means one of a group of residential units developed solely for the accommodation of elderly persons, and where not owned by the Crown or a local authority, is encumbered by a bond or other appropriate legal instrument which ensures that the use of the unit is limited to elderly persons.
Erection of a Building	In relation to a subdivision means the completion of all framing, firewalls, fire ceilings and fire floors, and the affixing of all roof materials.
Exotic	In relation to trees and plants means species which are not indigenous to that part of the New Zealand.
External Appearance	In relation to buildings means the bulk and shape of the building including roof pitches, the materials of construction and the colour of exterior walls, joinery, roofs and any external fixtures.
Factory Farming	<p>Includes:</p> <ul style="list-style-type: none"> The use of land and/or buildings for the production of commercial livestock where the regular feed source for such livestock is substantially provided other than from grazing the site concerned: Boarding of animals Mushroom farming
Farming Activity	Means the use of land and buildings for the primary purpose of the production of vegetative matters and/or commercial livestock. Excludes residential activity, home occupations, factory farming and forestry activity. Means the use of lakes and rivers for access for farming activities.
Farm Building	<p>Means a building (as defined) necessary for the exercise of farming activities (as defined) and:</p> <ol style="list-style-type: none"> Excludes buildings for the purposes of residential activities, home occupations, factory farming and forestry activities. Excludes visitor accommodation and temporary accommodation.

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A B C D E **F** G H I J K L M N O P Q R S T U V W X Y Z

Farming and Agricultural Supplier (Three Parks and Industrial B Zones)	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: <ul style="list-style-type: none"> • equestrian and veterinary suppliers; • farming and horticultural equipment suppliers; • seed and grain merchants; and • stock and station outlets.
Farm Yard Car Park	In the Mount Cardrona Station Special Zone means an area providing parking for adjacent residential units and secondary units, and includes all parking spaces and manoeuvre areas.
Flatboard	Means a portable sign that is not self-supporting.
Flood Protection Work	Means works, structures and plantings for the protection of property and people from flood fairways or lakes, the clearance of vegetation and debris from flood fairways, stopbanks, access tracks, rockwork, anchored trees, wire rope and other structures.
Floor Area Ratio	Floor Area Ratio is the ratio between Gross Floor Area and Site Area.
Food and Beverage Outlet (Three Parks Zone)	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.
Food and Beverage Outlet (Industrial B Zone)	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, cafes and takeaway bars, and excludes supermarkets.
Forestry Activity	Means the use of land primarily for the purpose of planting, tending, managing and harvesting of trees for timber or wood production in excess of 0.5ha in area.
Formed Road	Means a road with a carriageway constructed to an all-weather standard with a minimum width of 3m.
Free Standing Sign	Means a self-supporting sign not attached to a building and includes a sign on a fence and a sandwich board.
Frontage	Means the road boundary of any site.
Front Site	Means a site having one or more frontages to a road or private road, at least one such frontage to be not less than 6m.
Full-Time Equivalent Person	Means the engagement of a person or persons in an activity on a site for an average of 8 hours per day assessed over any 14 day period.
Garage	Is included within the meaning of residential unit, and means a building or part of a building principally used for housing motor vehicles and other ancillary miscellaneous items.

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<p>Garden and Patio Supplier (Three Parks and Industrial B Zones)</p>	<p>Means a business primarily engaged in selling goods for permanent exterior installation or planting and without limiting the generality of this term, includes:</p> <p>garden centres;</p> <p>landscape suppliers; and</p> <p>suppliers of:</p> <ul style="list-style-type: none"> • 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; and • swimming and spa pools
<p>Gross Floor Area (GFA)</p>	<p>Means the sum of the gross area of the several floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings.</p>
<p>Ground Floor Area (For Signs)</p>	<p>Shall be measured:</p> <ol style="list-style-type: none"> (a) horizontally by the length of the building along the road, footpath, access way or service lane to which it has frontage. (b) vertically by the height from the surface of the road, footpath, access way or service land or as the case may be to the point at which the verandah, if any, meets the wall of the building or to a height of 3m above the surface of the road, footpath, access way or service lane, whichever is less.

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<p>Ground Level</p>	<p>Ground Level means:</p> <p>The surface of the ground prior to any earthworks on the site, except that where the surface of the ground has been altered through earthworks carried out as part of a subdivision under the Resource Management Act 1991 or Local Government Act 1974 “ground level” means the finished surface of the ground following completion of works associated with the most recently completed subdivision.</p> <ul style="list-style-type: none"> • “Earthworks” has the meaning given in the definition of that term in this Plan and includes earthworks carried out at any time in the past. • “Completed subdivision” means a subdivision in respect of which a certificate pursuant to section 224(c) of the Resource Management Act 1991 or a completion certificate under the Local Government Act 1974 has been issued. • “Earthworks carried out as part of a subdivision” does not include earthworks that are authorized under any land use consent for earthworks, separate from earthworks approved as part of a subdivision consent. <p>Note</p> <ol style="list-style-type: none"> 1. See interpretive diagram in the definition of BUILDING HEIGHT. 2. Ground level interpretations are to be based on credible evidence including existing topographical information, site specific topography, adjoining topography and known site history. 3. Changes to the surface of the ground as a result of earthworks associated with building activity do not affect the “ground level” of a site. 4. Subdivision that does not involve earthworks has no effect on “ground level”. 5. Special height rules apply in the Queenstown Town Centre, where “metres above sealevel” is used. “Original ground level” is not affected by the definition of “ground level” above, which applies elsewhere. <p>This definition does not affect or supersede the definition of “Ground Level” for the Remarkables Park Zone or the Industrial B Zone (Connell Terrace Precinct).</p>
<p>Ground Level (Remarkables Park Zone)</p>	<p>Means the actual ground level being either:</p> <ol style="list-style-type: none"> (i) the ground level shown on the Remarkables Park Zone Survey Contour Plan dated 31st July 2004; <p>or</p> <ol style="list-style-type: none"> (ii) the ground level shown on the contour plan (certified by a Registered Surveyor) approved by the first implemented resource consent to recontour that land after 31 July 2004 <p>Excluding any excavation carried out for basements or underground car parks for buildings.</p> <p>With respect to buildings:</p> <p>“Ground level” shall be calculated</p> <ol style="list-style-type: none"> (a) at the external walls of each discrete building component (excluding basement accessways), and (b) as either average or rolling ground levels where: <p>“Average ground level” means the horizontal average of the ground level measured at one metre intervals.</p> <p>“Rolling ground level” means the ground level at any given point on a plane extended across the coverage of buildings.</p>

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Habitable Space (Three Parks Zone)	Means any internal space within a building, other than garages, bathrooms, laundries, or storage (including wardrobes).
Handicrafts	Means goods produced by the use of hand tools or the use of mechanical appliances where such appliances do not produce the goods in a repetitive manner according to a predetermined pattern for production run purpose.
Hangar	A structure used to store aircraft, including for maintenance, servicing and/or repair purposes.
Hapu	Means sub-tribe.
Hard Surfacing	<p>In relation to any site means any part of that site which is impermeable and includes:</p> <ul style="list-style-type: none"> • 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. • Any area used for parking, manoeuvring, access or loading of motor vehicles. • Any area paved either with a continuous surface or with open jointed slabs, bricks, gobi or similar blocks. <p>The following shall not be included in hard surfacing:</p> <ul style="list-style-type: none"> • Paths of less than 1m in width. • Shade houses, glasshouses and tunnel houses not having solid floors.
Hazardous Substance	<p>Means any substance with one or more of the following characteristics:</p> <p>(a) i) Explosives ii) Flammability iii) A capacity to oxidise iv) Corrosiveness v) Toxicity (both acute and chronic) vi) Ecotoxicity, with or without bio-accumulation; or</p> <p>b) 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 paragraph a to this definition.</p>
Hazardous Wastes	Means wastes of any hazardous substance(s).
Health Care Facility	Means land and/or buildings used for the provision of services relating to the physical and mental health of people and animals but excludes facilities used for the promotion of physical fitness or beauty such as gymnasia, weight control clinics or beauticians.
Heavy Vehicle	Means a motor vehicle, other than a motor car that is not used, kept or available for the carriage of passengers for hire or reward, the gross laden weight of which exceeds 3500kg; but does not include a traction engine or vehicle designed solely or principally for the use of fire brigades in attendance at fires. (The Heavy Motor Vehicle Regulation 1974).

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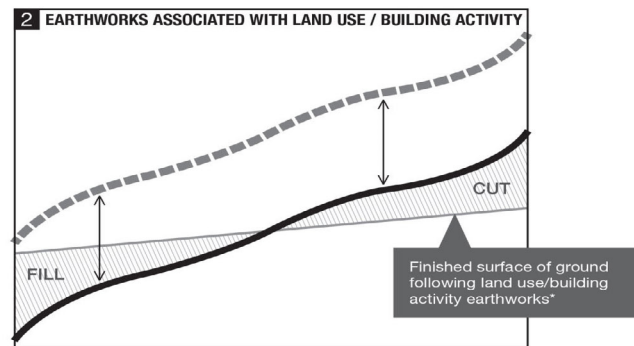
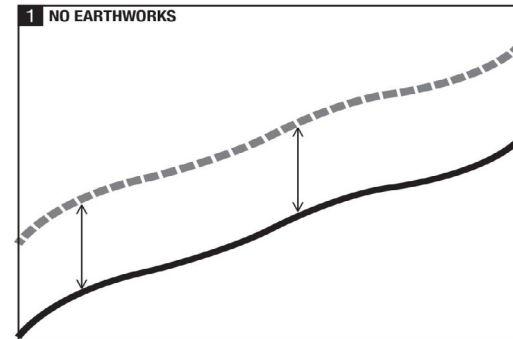
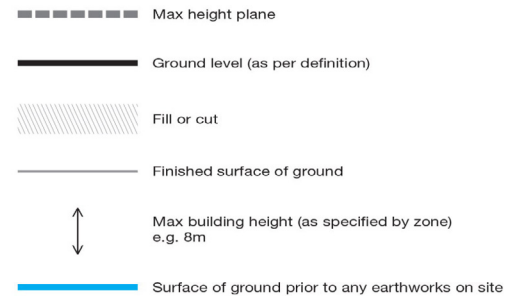
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Height

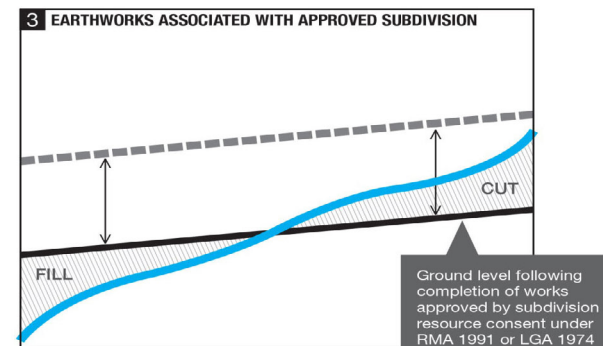
In relation to a building means the vertical distance between ground level (as defined), unless otherwise specified in a District Plan rule, at any point and the highest part of the building immediately above that point, except that this measurement is not relevant when assessing the number of storeys in the Three Parks Zone. For the purpose of calculating height in all zones, other than in relation to assessing the number of storeys in the Three Parks Zone as specified above, account shall be taken of parapets, but not of:

- aerials and/or antennas, mounting fixtures, mast caps, lightning rods or similar appendages for the purpose of telecommunications but not including dish antennae which are attached to a mast or building, provided that the maximum height normally permitted by the rules is not exceeded by more than 2.5m; and
- chimneys or finials (not exceeding 1.1m in any direction); provided that the maximum height normally permitted by the rules is not exceeded by more than 1.5m.

See interpretive diagrams below and definition of GROUND LEVEL.



*Note earthworks may require resource consent



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Heritage Landscape	Means land surfaces, (which are defined by their value and significance to a group in society) that have been modified by human activity and define significant past patterns of land use, relationships and experiences of humans with their surroundings, which may include cultural, spiritual, historic, aesthetic, ecological and scientific values. Heritage landscapes may encompass natural terrain, physical structures and processes, archaeological sites or remains, pathways, habitats, the context and setting of these areas and cultural meaning (beliefs and practices, histories and myths) with elements of these overlaying one another over time.
Historic Equipment	In the Mount Cardrona Station Special Zone means items of an historic nature that reflect the past goldmining and pastoral activities undertaken within the Cardrona Valley.
Holding	Means an area of land in one ownership and may include a number of lots and/or titles.
Home Occupation	Means the use of a site for an occupation, business, trade or profession in addition to the use of that site for a residential activity and which is undertaken by person(s) living permanently on the site, but excludes homestay. This definition does not apply in the Three Parks Zone.
Home Occupation (Three Parks Zone)	Means the use of a site for a non-residential activity (trade, occupation, profession, or business) in addition to the use of that site for a residential activity, where the non-residential activity occupies no more than 40m ² of the GFA of all buildings on the site and where at least one person engaged in the non-residential activity resides permanently on the site and no more than one full-time equivalent person engaged in the activity resides permanently off-site. Home occupations exclude the operation of any visitor accommodation activity or homestay.
Homestay	Means a residential activity where an occupied residential unit is also used by paying guests.
Hospital	Means any building in which two or more persons are maintained for the purposes of receiving medical treatment; and where there are two or more buildings in the occupation of the same person and situated on the same piece of land they shall be deemed to constitute a single building.
Hotel	Means any premises used or intended to be in the course of business principally for the provision to the public of: (a) Lodging; (b) Liquor, meals and refreshments for consumption on the premises
Household	Means a single individual or group of people, and their dependents who normally occupy the same primary residence.
Household Income	Means all income earned from any source, by all household members.
Hydro Generation Activity	Means activities associated with the generation of hydro electricity and includes the operation, maintenance, refurbishment, enhancement and upgrade of hydro generation facilities.
Indigenous Vegetation	Means vegetation that occurs naturally in New Zealand, or arrived in New Zealand without human assistance.
Indoor Design Sound Level	Means 40 dB Ldn in all Critical Listening Environments.
Industrial Activity	Means the use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing, or associated storage of goods
Informal Airport	Means any defined area of land or water intended or designed to be used for the landing, departure movement or servicing of aircraft and specifically excludes the designated 'Aerodromes', shown as designations 2, 64, and 239 in the District Plan. Note: This definition does not apply to the airspace above land or water located on any adjacent site over which an aircraft may transit when arriving and departing from an informal airport.

D

Definitions

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

Internal Boundary	Means any boundary of the net area of a site other than a road boundary. Note: also see definitions of BOUNDARY and ROAD BOUNDARY.
Iwi	Means Tribe.
Kitchen Facility	Means any space, facilities and surfaces for the storage, rinsing preparation and/or cooking of food, the washing of utensils and the disposal of waste water, including a food preparation bench, sink, oven, stove, hot-plate or separate hob, refrigerator, dish-washer and other kitchen appliances.
Koiwi Tangata	Means unidentified human skeletal remains.
Lake	Shall have the same meaning as in the Resource Management Act 1991.
Landfill	Means a site used for the deposit of solid wastes onto or into land.
Landscaping	Means the provision of tree and/or shrub plantings and may include any ancillary lawn, water, rocks, paved areas or amenity features, the whole of such provision being so arranged as to improve visual amenity, human use and enjoyment and/or to partially or wholly screen activities or buildings, and/or to provide protection from climate.
Landside	Means that area of an airport and buildings to which the public has unrestricted access.
Large Format Retail (Three Parks Zone)	Any single retail tenancy which occupies more than 400m ² of GFA. Refer definition of GFA
Laundry Facilities	Means facilities for the rinsing, washing and drying of clothes and household linen, and the disposal of waste water, and includes either a washing machine, tub or clothes dryer.
Licensed Premises	Means any premises or part of any premises, in which liquor may be sold pursuant to a licence, and includes any conveyance, or part of any conveyance on which liquor may be sold pursuant to the licence.
Lift Tower	Means a structure used for housing lift machinery and includes both the lift shaft and machinery room.
Liquor	Shall have the same meaning as alcohol as defined in the Sale and Supply of Alcohol Act 2012.
Living Area	Means any room in a residential unit other than a room used principally as a bedroom, laundry or bathroom.
Loading Space	Means a portion of a site, whether covered or not, clear of any road or service lane upon which a vehicle can stand while being loaded or unloaded.
Lot	For the purpose of subdivision means a lot, two or more adjoining lots to be held together in the same ownership, or any balance area, shown on a subdivision consent plan, except that in the case of land being subdivided under the cross lease or company lease systems or the Unit Titles Act 2010, lot shall have the same meaning as site.
Low Income	Means Household Income below 80% of the Area Median Income.
Manoeuvre Area	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 strip.

D

Definitions

A B C D E F G H I J K L **M** N O P Q R S T U V W X Y Z

Manufacturing of Hazardous Substances	Means any process that produces a substance that is hazardous under the United Nations Transportation of Dangerous Goods Code; and includes any process that includes the mixing of material or making a compound product that is hazardous under the United Nations Transportation of Dangerous Goods Code.
MASL	Means “metres above sea level”
Mast	Means any pole, tower or similar structured designed to carry antennas or dish antennas or otherwise to facilitate telecommunications.
Meeting Place	Has the same meaning as places of assembly.
Mineral	Means a naturally occurring inorganic substance beneath or at the surface of the earth, whether or not under water and includes all metallic minerals, non metallic minerals, fuel minerals, precious stones, industrial rocks and building stones and a prescribed substance within the meaning of the Atomic Energy Act 1945.
Mini and Micro Hydro Electricity Generation	Conversion of the energy of falling water into electricity. Mini and micro generation may utilise impulse or reaction turbines and include intake or diversion structures, small weir, headrace, penstock, channel, pipes and generator.
Mining Activity	Means the use of land and buildings for the primary purpose of the extraction, winning, quarrying, excavation, taking and associated processing of minerals and includes prospecting and exploration.
Minor Alterations and Additions to a Building	Means any of the following: <ul style="list-style-type: none"> • Constructing an uncovered deck of natural or dark stained timber. The deck must comply with the applicable rules and standards for activities. • Changing or putting in windows or doors in an existing building that have the same profile, trims and external reveal depth as the existing. • Changing existing materials or cladding with other materials or cladding of the same texture, profile, materials and colour.
Minor Upgrading	Means maintenance, replacement and upgrading of existing conductors or lines and support structures provided they are of a similar character, intensity and scale to the existing conductors or line and support structures and shall include the following: <ul style="list-style-type: none"> • Replacement of existing support structure poles provided they are less or similar in height, diameter and are located within 1 metre of the base of the support pole being replaced; • Addition of a single service support structure for the purpose of providing a service connection to a site, except in the Rural zone; • The addition of up to three new support structures extending the length of an existing line provided the line has not been lengthened in the preceding five year period, except in the Rural Zone; • Replacement of conductors or lines provided they do not exceed 30mm in diameter or the bundling together of any wire, cable or similar conductor provided that the bundle does not exceed 30mm in diameter; • Re-sagging of existing lines; • Replacement of insulators provided they are less or similar in length; and • Addition of lightning rods, earth-peaks and earth-wires.

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Definitions

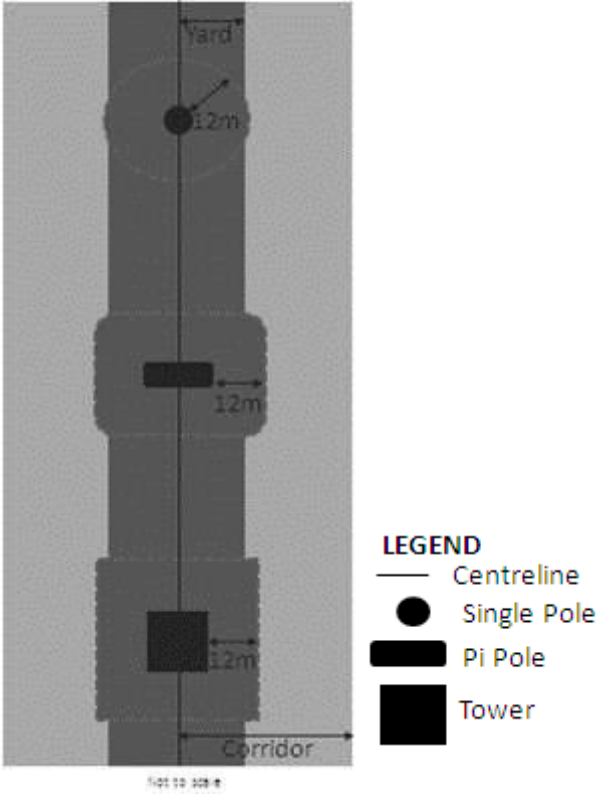
A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

Moderate Income	Means Household Income between 80% and 120% of the Area Median Income.
Motorised Craft	Means any boat powered by an engine.
Multi Unit Development	Relates to any residential development in the Three Parks Zone, that results in three or more residential units either on a site or across a number of sites; and Relates to any development in Activity Area 3 of the Peninsula Bay Zone that involves three or more residential units within a single building. Does not include additions, alterations or accessory buildings.
National Grid Corridor	Means the area measured either side of the centreline of above ground National Grid line as follows: <ul style="list-style-type: none"> • 16m for the 110kV lines on pi poles • 32m for 110kV lines on towers • 37m for the 220kV transmission lines. <p>Note: The National Grid Corridor does not apply to underground cables or any transmission lines (or sections of line) that are designated.</p>
National Grid Sensitive Activities	Means buildings or parts of buildings used for, or able to be used for the following purposes: <ul style="list-style-type: none"> • Child Day Care activity; • Day Care activity; • Educational activity, except training related to the National Grid; • Home Stay; • Hospital activity; • Papakainga; • Residential activity; • Residential Care activity; or • Visitor accommodation.

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Definitions

A B C D E F G H I J K L M **N** O P Q R S T U V W X Y Z

<p>National Grid Yard</p>	<p>Means:</p> <ul style="list-style-type: none"> 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 any overhead National Grid line; <p>(as shown in dark grey in diagram below)</p>  <p>LEGEND</p> <ul style="list-style-type: none"> — Centreline ● Single Pole ■ Pi Pole ■ Tower <p>Note: The National Grid Yard does not apply to underground cables or any transmission lines (or sections of line) that are designated.</p>
<p>Nature Conservation Values</p>	<p>Means the preservation and protection of the natural resources of the District having regard to their intrinsic values, and having special regard to indigenous flora and fauna, natural ecosystems, and landscape.</p>

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Definitions

A B C D E F G H I J K L M **N** O P Q R S T U V W X Y Z

Net Area	In relation to a site or lot, means the total area of the site or lot less any area subject to a designation for any purpose, and/or any area contained in the access to any site or lot, and/or any strip of land less than 6m in width.
Net Floor Area	<p>Shall be the sum of the floor areas, each measured to the inside of the exterior walls of the building, and shall include the net floor area of any accessory building, but it shall exclude any floor area used for:</p> <ul style="list-style-type: none"> • lift wells, including the assembly area immediately outside the lift doors for a maximum depth of 2m; • stairwells; • tank rooms, boiler and heating rooms, machine rooms, bank vaults; • those parts of any basement not used for residential, retail, office or industrial uses; • toilets and bathrooms, provided that in the case of any visitor accommodation the maximum area permitted to be excluded for each visitor unit or room 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 permitted uses in the building.
Night-Time Noise Boundary Wanaka	Means a boundary, as shown in District Plan Map 18a the location of which is based on predicted sound levels of SEL 95 dBA.
Noise	<p>Acoustic terms shall have the same meaning as in NZS 6801:2008 Acoustics – Measurement of environmental sound and NZS 6802:2008 Acoustics – Environmental noise.</p> <p>Ldn: Means the day/night level, which is the A-frequency-weighted time-average sound level, in decibels (dB), over a 24-hour period obtained after the addition of 10 decibels to the sound levels measured during the night (2200 to 0700 hours).</p> <p>LAeq(15 min): Means the A-frequency-weighted time-average sound level over 15 minutes, in decibels (dB).</p> <p>LAFmax: means the maximum A-frequency-weighted fast-time-weighted sound level, in decibels (dB), recorded in a given measuring period.</p> <p>Noise Limit: Means a LAeq(15 min) or LAFmax sound level in decibels that is not to be exceeded.</p> <p>In assessing noise from helicopters using NZS 6807: 1994 any individual helicopter flight movement, including continuous idling occurring between an arrival and departure, shall be measured and assessed so that the sound energy that is actually received from that movement is conveyed in the Sound Exposure Level (SEL) for the movement when calculated in accordance with NZS 6801: 2008.</p>

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Definitions

A B C D E F G H I J K L M **N O** P Q R S T U V W X Y Z

Noise Event	Means an event, or any particular part of an event, whereby amplified sound, music, vocals or similar noise is emitted by the activity, but excludes people noise. Where amplified noise ceases during a particular event, the event is not longer considered a noise event.
Non Critical Listening Environment	Means any space that is not regularly used for high quality listening or communication including bathroom, laundry, toilet, pantry, walk-in-wardrobe, corridor, hallway, lobby, cloth-drying room, or other space of a specialised nature occupied neither frequently nor for extended periods.
Notional Boundary	Means a line 20m from the façade of any residential unit or the legal boundary whichever is closer to the residential unit.
North Three Parks Area	Means that area of land shown on the Three Parks Structure Plan as North Three Parks Area.
Office	Means any of the following: <ul style="list-style-type: none"> • Administrative offices where the administration of any entity, whether trading or not, and whether incorporated or not, is conducted; • Commercial offices being place where trade, other than that involving the immediately exchange for goods or the display or production of goods, is transacted; • Professional offices.
Office Furniture, Equipment and Systems Suppliers (Three Parks and Industrial B Zones)	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: <ul style="list-style-type: none"> • computers and related equipment; • copiers, printers and facsimile machines; • integrated telephone systems and equipment; and • office furniture, equipment and utensils.
On-Site Workers (Three Parks and Industrial B Zones)	Means the maximum number of workers that the building has been designed to accommodate at any one time. This may include consultants as well as employees.
Open Space	Means any land or space which is not substantially occupied by buildings and which provides benefits to the general public as an area of visual, cultural, educational, or recreational amenity values.
Outdoor Living Space	Means an area of open space to be provided for the exclusive use of the occupants of the residential unit to which the space is allocated.
Outdoor Recreation Activity	Means a recreation activity undertaken entirely outdoors with buildings limited to use for public shelter, toilet facilities, information and ticketing.
Outdoor Storage	Means land used for the purpose of storing vehicles, equipment, machinery, natural and processed products and wastes, outside a fully enclosed building for periods in excess of 4 weeks in any one year.
Outer Control Boundary (OCB) Queenstown	Means a boundary as shown in District Plan Maps, the location of which is based on the predicted day/night sound level of 55 dB Ldn from airport operations in 2037.

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Definitions

A B C D E F G H I J K L M N **O** P Q R S T U V W X Y Z

Outer Control Boundary (OCB) Wanaka	Means a boundary, as shown on the District Plan Maps, the location of which is based on the predicted day/night sound levels of 55 dBA Ldn from airport operations in 2036.
Outline Development Plan	Means a plan within a zone or over an area of land or a site which delineates the performance standards and/or activities in the identified areas of the zone, or on the site or area of land.
Park and Ride Facility	Means an area to leave vehicles and transfer to public transport or car pool to complete the rest of a journey into an urban area. Park and Ride Facilities include car parking areas, public transport interchange and associated security measures, fencing, lighting, ticketing systems, shelter and ticketing structures, landscape planting and earthworks.
Parking Area	Means that part of a site within which vehicle parking spaces are accommodated, and includes all parking spaces, manoeuvre areas and required landscape areas.
Parking Space	Means a space on a site available at any time for accommodating one stationary motor vehicle.
Photovoltaics (PV)	A device that converts the energy in light (photons) into electricity, through the photovoltaic effect. A PV cell is the basic building block of a PV system, and cells are connected together to create a single PV module (sometimes called a 'panel'). PV modules can be connected together to form a larger PV array.
Place of Assembly	Means any land or building used for public and private assembly primarily for worship, recreation, education and discussion and includes churches, church halls, sports clubrooms, pavilions, indoor sports facilities and community centres whether such building has a general ancillary licence or not. It does not include any place of entertainment or licensed premises, other than general ancillary licensed premises.
Place of Entertainment	Means any theatre, amusement parlour, dance hall or other place used principally for any public meeting, performance or amusements whether a charge is made for admission or not.
Potable Water Supply	Means a water supply that meets the criteria of the 'Drinking Water Standards for New Zealand 2005 (revised 2008)' – Ministry of Health or later editions or amendments of the standards.
Principal Building	Means a building, buildings or part of a building accommodating the activity for which the site is primarily used.
Private Way	Shall have the same meaning as defined in Section 315 of the Local Government Act 1974.
Projected Annual Aircraft Noise Contour (AANC)	Means the Projected Annual Aircraft Noise Contours calculated as specified by the Aerodrome Purposes Designation 2, Condition 14.
Prospecting	Means any activity undertaken for the purpose of identifying land likely to contain exploitable mineral deposits or occurrences; and includes: <ul style="list-style-type: none"> • Geological, geochemical, and geophysical surveys; • The taking of samples by hand or hand held methods; • Aerial surveys.
Public Area	Means any part(s) of a building open to the public, but excluding any service or access areas of the building.
Public Place	Means every public thoroughfare, park, reserve, lake, river to place to which the public has access with or without the payment of a fee, and which is under the control of the District Council, or other agencies. Excludes any trail as defined in this Plan.

D

Definitions

A B C D E F G H I J K L M N O P Q **R** S T U V W X Y Z

Rear Site	Means a site which is situated generally to the rear of another site, both sites having access to the same road or private road, and includes sites which have no frontage to a road or private road of 6m or more.
Recession Lines/Recession Plane	<p>Means the lines constructed from points or above a boundary surface or a road surface, the angle of inclination of which is measured from the horizontal, at right angles to a site boundary and in towards the site. See interpretive diagrams below.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="712 515 1162 1106"> <p>1 RECESSION LINE APPLICATION</p> </div> <div data-bbox="1182 515 1632 1106"> <p>2 RECESSION LINE INDICATOR</p> <p>Place outside of circle to inside of site boundary</p> <p>NOTE: North is True North. Bearings on the circle increase in a clockwise direction. Where a boundary is on a line between two directions, the more restrictive recession plane shall apply.</p> </div> </div>
Recreation	Means activities which give personal enjoyment, satisfaction and a sense of well being.
Recreational Activity	Means the use of land and/or buildings for the primary purpose of recreation and/or entertainment. Excludes any recreational activity within the meaning of residential activity.

D

Definitions

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

Registered Holiday Home	<p>Means a stand-alone or duplex residential unit which has been registered with the Council as a Registered Holiday Home. For the purpose of this definition:</p> <ul style="list-style-type: none"> (a) A stand-alone residential unit shall mean a residential unit contained wholly within a site and not connected to any other building; (b) A duplex residential unit shall mean a residential unit which is attached to another residential unit by way of a common or party wall, provided the total number of residential units attached in the group of buildings does not exceed two residential units; (c) Where the residential unit contains a residential flat, the registration as a Registered Holiday Home shall apply to either the letting of the residential unit or the residential flat but not to both. <p>Advice Notes:</p> <ul style="list-style-type: none"> (i) A formal application must be made to the Council for a property to become a Registered Holiday Home. (i) There is no requirement to obtain registration for the non-commercial use of a residential unit by other people (for example making a home available to family and/or friends at no charge).
Registered Homestay	<p>Means a Homestay used by up to 5 paying guests which has been registered with the Council as a Registered Homestay.</p> <p>Advice Note:</p> <ul style="list-style-type: none"> (i) A formal application must be made to the Council for a property to become a Registered Homestay.
Relocatable	Means not constructed for permanent location on any particular site and readily capable of removal to another site.
Relocated/Relocatable Building	Means a building which is removed and re-erected on another site, but excludes new buildings that are purpose built for relocation.
Relocation	In relation to a building, means the removal and resiting of any building from any site to another site.
Renewable Electricity Generation (REG)	Means generation of electricity from solar, wind, hydro-electricity, geothermal and biomass energy sources.
Renewable Electricity Generation Activities	Means the construction, operation and maintenance of structures associated with renewable electricity generation. This includes Small and Community-scale Distributed Renewable Generation Activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity. Includes research and exploratory-scale investigations into technologies, methods and sites, such as masts, drilling and water monitoring. This definition includes Renewable Electricity Generation (REG), Solar Water Heating, Wind Electricity Generation, and Mini and Micro Hydro Electricity Generation (as separately defined).
Renewable Energy	Means energy that comes from a resource that is naturally replenished, including solar, hydro, wind, and biomass energy.
Reserve	Means a reserve in terms of the Reserves Act 1977.
Residential Activity	Means the use of land and buildings by people for the purpose of permanent residential accommodation, including all associated accessory buildings, recreational activities and the keeping of domestic livestock. For the purposes of this definition, residential activity shall include Community Housing, emergency, refuge accommodation and the non-commercial use of holiday homes. Excludes visitor accommodation.

D

Definitions

A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | **R** | S | T | U | V | W | X | Y | Z

Residential Flat	<p>Means a residential activity that comprises a self-contained flat that is ancillary to a residential unit and meets all of the following criteria:</p> <ul style="list-style-type: none"> • Has a total floor area not exceeding 70m², not including the floor area of any garage or carport; • contains no more than one kitchen facility; • is limited to one residential flat per residential unit; and • is situated on the same site and held in the same ownership as the residential unit, but may be leased to another party. <p>Notes:</p> <ul style="list-style-type: none"> • A proposal that fails to meet any of the above criteria will be considered as a residential unit. • Development contributions and additional rates apply.
Residential Unit	<p>Means a residential activity (including a dwelling) which consists of a single self contained household unit, whether of one or more persons, and includes accessory buildings. Where more than one kitchen and/or laundry facility is provided on the site, other than a kitchen and/or laundry facility in a residential flat, there shall be deemed to be more than one residential unit.</p>
Restaurant	<p>Means any land and/or buildings, or part of a building, in which meals are supplied for sale to the general public for consumption on the premises, including such premises which a licence has been granted pursuant to the Sale and Supply of Alcohol Act 2012.</p>
Retail Sales / Retail / Retailing	<p>Means the direct sale or hire to the public from any site, and/or the display or offering for sale or hire to the public on any site of goods, merchandise or equipment, but excludes recreational activities.</p>
Retention Mechanism	<p>Means those binding agreements which ensure the long term affordability of Community Housing for existing and future generations, such as Stakeholder Deeds, or the use of covenants, encumbrances or similar legal instruments.</p>
Retirement Village	<p>Means the development of residential units (either detached or attached) and associated facilities for the purpose of accommodating retired persons. This use includes as accessory to the principal use any services or amenities provided on the site such as shops, restaurants, medical facilities, swimming pools and recreational facilities and the like which are to be used exclusively by the retired persons using such accommodation.</p>
Right of Way	<p>Means an area of land over which there is registered a legal document giving rights to pass over that land to the owners and occupiers of other land.</p>
River	<p>Includes a stream, and shall have the same meaning as in the Resource Management Act 1991.</p>
Road	<p>Means road as defined in section 315 of the Local Government Act 1974.</p>
Road Boundary	<p>Means any boundary of a site abutting a legal road (other than an accessway or service land) or contiguous to a boundary of a road designation. Frontage or road frontage shall have the same meaning as road boundary.</p> <p>Note: also see definitions of BOUNDARY and INTERNAL BOUNDARY</p>
Rural Industrial Activity	<p>Means the use of land and buildings for the purpose of manufacturing, fabricating, processing, packing and/or storage of goods and materials grown or sourced within the Rural Zone and the storage of goods, materials and machinery associated with commercial contracting undertaken within the Rural Zone.</p>

D

Definitions

A B C D E F G H I J K L M N O P Q **R S** T U V W X Y Z

Rural Selling Place	Means any land, building or part of a building located in a rural or rural living zone, on or in which farm or garden produce, wine or handcrafts are offered for sale by wholesale and/or retail.
Sandwich Board	Means a self-supporting and portable sign.
Secondary Rear Access Lane	In the Mount Cardrona Station Special Zone means any road, access lane or access lot established at the time of subdivision for the purpose of providing side or rear access for vehicular traffic to any site or sites.
Secondary Unit	In the Mount Cardrona Station Special Zone means a residential activity that: <ul style="list-style-type: none"> • Consists of no more than one unit in the same ownership as the residential unit; and • Has a gross floor area of between 35m² and 60m² (excluding accessory buildings); and • Contains no more than one kitchen and one laundry; and • Is within the same certificate of title as the residential unit.
Secondhand Goods Outlet (Three Parks and Industrial B Zones)	Means a business primarily engaged in selling pre-used merchandise and without limiting the generality of this term, includes: <ul style="list-style-type: none"> • antique dealers; • auctioneers; • charity shops; • pawnbrokers; • secondhand shops; and suppliers of: <ul style="list-style-type: none"> • demolition goods and materials; and • trade-in goods.
Sensitive Activities-Transmission Corridor	Means those activities within an Electricity Transmission Corridor that are particularly sensitive to the risks associated with electricity transmission lines because of either the potential for prolonged exposure to the risk or the vulnerability of the equipment or population that is exposed to the risk. Such activities include any residential activity, visitor accommodation, educational facility, healthcare facility and day care facility.
Service Activity	Means the use of land and buildings for the primary purpose of the transport, storage, maintenance or repair of goods.
Service Lane	Means service lane as defined in Section 315 of the Local Government Act 1974.

D

Definitions

A B C D E F G H I J K L M N O P Q R **S** T U V W X Y Z

Service Station	<p>Means any site where the dominant activity is the retail sale of motor vehicle fuels, including petrol, LPG, CNG, and diesel, and may also include any one or more of the following:</p> <ul style="list-style-type: none"> • The sale of kerosene, alcohol based fuels, lubricating oils, tyres, batteries, vehicle spare parts and other accessories normally associated with motor vehicles; • Mechanical repair and servicing of motor vehicles, including motor cycles, caravans, boat motors, trailers, except that in any Residential, Town Centre or Township Zone, the mechanical repairs of motor vehicles and domestic garden equipment shall not include panel beating, spray painting and heavy engineering such as engine reboring and crankshaft grinding; • Inspection and/or certification of vehicles; • The sale of other merchandise where this is an ancillary activity to the main use of the site.
Setback	<p>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 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. The setback distance shall only apply to buildings at ground, or above ground level.</p>
SH6 Roundabout Works	<p>Means the construction of a roundabout at the intersection of Stalker Road, Lower Shotover Road and State Highway 6 being generally in accord with the indicative roundabout intersection design in Appendix 7 Diagram 5 of the Operative District Plan, including:</p> <ol style="list-style-type: none"> (a) Two lane entry and exits on the State Highway 6 legs; (b) The relocation of the northern end of Stalker Road where it joins State Highway 6 approximately 80 metres eastwards in order to provide the fourth leg to the roundabout; and (c) All works to be implemented as part of the construction of the roundabout including earthworks, vegetation removal and planting, standard of construction, lighting, road markings, provision for cyclists, and any roading and other works incidental to the construction of that roundabout.
Showroom	<p>Means any defined area of land or a building given over solely to the display of goods. No retailing is permitted unless otherwise specifically provided for in the zone in which the land or building is located.</p>

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Definitions

A B C D E F G H I J K L M N O P Q R **S** T U V W X Y Z

<p>Sign and Signage</p>	<p>Means:</p> <p>(a) any external name, figure, character, outline, display, delineation, announcement, design, logo, mural or other artwork, poster, handbill, banner, captive balloon, flag, flashing sign, flatboard, free-standing sign, illuminated sign, moving signs, roof sign, sandwich board, streamer, hoarding or any other thing of a similar nature which is: i) intended to attract attention; and ii) visible from a road or any public place; and</p> <p>(b) all material and components comprising the sign, its frame, background, structure, any support and any means by which the sign is attached to any other thing.</p> <p>(c) Includes any sign written vehicle/trailer or any advertising media attached to a vehicle/trailer.</p> <p>Notes: (i) This does include corporate colour schemes. (ii) See definitions of SIGN AREA and SIGN TYPES.</p>
<p>Sign Area</p>	<p>The area of a sign means the surface area of a sign and the area of a sign includes all the area actually or normally enclosed, as the case may be, by the outside of a line drawn around the sign and enclosing the sign.</p>
<p>Sign Types</p>	<p>Above Ground Floor Sign: means a sign attached to a building above the verandah or above 3 metres in height from the ground.</p> <p>Arcade Directory Sign: means an externally located sign which identifies commercial activities that are accessed internally within a building or arcade</p> <p>Banner: means any sign made of flexible material, suspended in the air and supported on more than one side by poles or cables.</p> <p>Flag: means any sign made of flexible material attached by one edge to a staff or halyard and includes a flagpole.</p> <p>Flashing Sign: means an intermittently illuminated sign</p> <p>Flat Board Sign: means a portable flat board sign which is not self-supporting.</p> <p>Free Standing Sign: means any sign which has a structural support or frame that is directly connected to the ground and which is independent of any other building or structure for its support; and includes a sign on a fence.</p>

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	<p>Hoarding: means any sign that is for purely commercial brand awareness purposes and which does not relate to land use activity conducted on the site.</p> <p>Moving Sign: means a sign other than a flag or a banner that is intended to move or change whether by reflection or otherwise.</p> <p>Off-Site Sign: means a sign which does not relate to goods or services available at the site where the sign is located and excludes a Hoarding.</p> <p>Roof Sign: means any sign painted on or attached to a roof and any sign projecting above the roof line of the building to which it is attached.</p> <p>Sandwich Board: means a self-supporting and portable sign.</p> <p>Signage Platform: means a physical area identified for the purpose of signage.</p> <p>Temporary Event Sign: means any sign established for the purpose of advertising or announcing a single forthcoming temporary event, function or occurrence including carnivals, fairs, galas, market days, meetings exhibitions, parades, rallies, filming, sporting and cultural events, concerts, shows, musical and theatrical festivals and entertainment; but does not include Electioneering Signs, Real Estate Signs, Construction Signs, a Land Development Sign, Off-Site Sign or Temporary Sale Sign.</p> <p>Temporary Sale Sign: means any sign established for the purpose of advertising or announcing the sale of products at special prices.</p> <p>Under Verandah Sign: means a sign attached to the underside of a verandah.</p> <p>Upstairs Entrance Sign: means a sign which identifies commercial activities that are located upstairs within a building</p> <p>Wall Sign: means a sign attached to the wall of a building</p>
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Site	<p>Means:</p> <ol style="list-style-type: none"> 1. An area of land which is: <ol style="list-style-type: none"> i comprised in a single lot or other legally defined parcel of land and held in a single Certificate of Title; or ii comprised in a single lot or legally defined parcel of land for which a separate certificate of title could be issued without further consent of the Council. <p>Being in any case the smaller land area of i or ii, or</p> 2. an area of land which is comprised in two or more adjoining lots or other legally defined parcels of land, held together in one certificate of title in such a way that the lots/parcels cannot be dealt with separately without the prior consent of the Council; or 3. an area of land which is comprised in two or more adjoining certificates of title where such titles are: <ol style="list-style-type: none"> i subject to a condition imposed under section 37 of the Building Act or section 643 of the Local Government Act 1974; or ii held together in such a way that they cannot be dealt with separately without the prior consent of the Council; or 4. In the case of land not subject to the Land Transfer Act, the whole parcel of land last acquired under one instrument of conveyance; <p>Except:</p> <ol style="list-style-type: none"> i in the case of land subdivided under the cross lease of company lease systems, other than strata titles, site shall mean an area of land containing: <ol style="list-style-type: none"> a) a building or buildings for residential or business purposes with any accessory buildings(s), plus any land exclusively restricted to the users of that/those building(s), plus an equal share of common property; 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 ii in the case of land subdivided under 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 an equal share of common property; and iii in the case of strata titles, site shall mean the underlying certificate of title of the entire land containing the strata titles, immediately prior to subdivision. <p>In addition to the above.</p> <ol style="list-style-type: none"> a) A site includes the airspace above the land. b) If any site is crossed by a zone boundary under this Plan, the site is deemed to be divided into two or more sites by that zone boundary. c) Where a site is situated partly within the District and partly in an adjoining District, then the part situated in the District shall be deemed to be one site.
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Ski Area Activities	Means the use of natural and physical resources for the purpose of providing for: <ul style="list-style-type: none"> (a) recreational activities either commercial or non commercial (b) chairlifts, t-bars and rope tows to facilitate commercial recreational activities. (c) use of snowgroomers, snowmobiles and 4WD vehicles for support or operational activities. (d) activities ancillary to commercial recreational activities. (e) in the Waiorau Snow Farm Ski Area Sub Zone vehicle and product testing activities, being activities designed to test the safety, efficiency and durability of vehicles, their parts and accessories.
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.
Solar Electricity Generation	Means the conversion of the sun's energy directly into electrical energy. The most common device used to generate electricity from the sun is Photovoltaics (PV). This may include free standing arrays, solar arrays attached to buildings or building integrated panels.
Solar Water Heating	Solar water heating means devices that heat water by capturing the sun's energy as heat and transferring it directly to the water or indirectly using an intermediate heat transfer fluid. Solar water heaters may include a solar thermal collector, a water storage tank or cylinder, pipes, and a transfer system to move the heat from the collector to the tank.
Sound	Sound shall have the same meaning as in NZS 6801:2008 Acoustics – Measurement of environmental sound and NZS 6802:2008 Acoustics – Environmental Noise.
Specialty Retail (Three Parks Zone)	Any single retail tenancy which occupies less than or equal to 400m ² of GFA. Refer definition of GFA.
Stakeholder Deed	Means a legal instrument between a developer or landowner and the Council that runs with the land, setting out those matters which may be achieved or delivered outside of the District Plan.
Stand-Alone Power Systems (SAPS)	Off-grid generation for activities including residential, visitor and farming activities, on remote sites that do not have connection to the local distribution network. SAP's will usually include battery storage, a backup generator, an inverter and controllers etc, as well as generation technologies such as Solar, Mini or Micro Hydro, Wind Electricity Generation or combination thereof.
Step-In Plan	Means a break in the continuity of an exterior wall of any building or block or line of residential units, whether of one or more storeys, by stepping the wall of the building or any unit or units a minimum specified distance measured at right angles to the long axis of the building on block or line of units.

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<p>Storey (Three Parks Zone)</p>	<p>Means a habitable floor level and includes mezzanine levels, garages, bathrooms, and semi-basements. The following are not deemed to be a separate 'storey':</p> <ul style="list-style-type: none"> • Full basements/ cellars of no more than 40% of the total floor plate of the residential unit (excluding accessory buildings) and which have no external access; • A change in level of up to 0.75m within a storey (as in the case of split level dwellings); • Wholly underground carparks in the Commercial Core Subzone where the only visible frontage when viewed from ground level is the vehicle access.
<p>Structure</p>	<p>Means any building, equipment device or other facility made by people and which is fixed to land and includes any raft.</p>
<p>Subdivision</p>	<p>Shall have the same meaning as in the Resource Management Act 1991.</p>
<p>Tavern</p>	<p>Means any premises used or intended to be used in the course of business principally for the provision to the public of liquor and other refreshments but does not include an airport bar.</p>
<p>Telecommunication Facility</p>	<p>Means devices, such as aerials, dishes, antennae, wires, cables, casings, tunnels and associated equipment and support structures, and equipment shelters, such as towers, masts and poles, and equipment buildings and telephone boxes, used for the transmitting, emission or receiving of communications.</p>
<p>Temporary Activities</p>	<p>Means the use of land, buildings, vehicles and structures for activities of short duration and are outside the usual use of a site, that include the following:</p> <ul style="list-style-type: none"> • Temporary events • Temporary filming • Temporary activities related to building and construction • Temporary military training • Temporary storage • Temporary utilities • Temporary use of a site as an airport for certain community events <p>A temporary activity does not include the extension of an activity authorised by a resource consent where in contravention to any conditions of the resource consent.</p>

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<p>Temporary Events</p>	<p>Means the use of land, buildings, tents and marquees, vehicles and structures for the following activities:</p> <ul style="list-style-type: none"> • carnivals • fairs • festivals • fundraisers • galas • market days • meetings • exhibitions • parades • rallies • cultural and sporting events • concerts • shows • weddings • funerals • musical and theatrical entertainment, and • uses similar in character.
<p>Temporary Filming Activity</p>	<p>Means the temporary use of land and buildings for the purpose of commercial video and film production and includes the setting up and dismantling of film sets, and associated facilities for staff.</p>
<p>Temporary Worker Household – In The Three Parks Zone</p>	<p>Means a household whose members are employed in the District but maintain a primary residence outside of the District.</p>
<p>Tenancy (Three Parks Zone)</p>	<p>Means one retail activity occupancy created by freehold, leasehold, licence, or any other arrangement to occupy.</p>
<p>Tino Rangatiratanga</p>	<p>Means authority, chieftainship.</p>
<p>Trade Wastes</p>	<p>Means any water that is used in a commercial or industrial process, and is then discharged to the Council’s waste water system.</p>
<p>Trail</p>	<p>Means any public access route (excluding (a) roads and (b) public access easements created by the process of tenure review under the Crown Pastoral Land Act) legally created by way of a grant of easement registered after 11 December 2007 for the purpose of providing public access in favour of the Queenstown Lakes District Council, the Crown or any of its entities.</p>

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Under Verandah Sign	Means a sign attached to the under side of a verandah.
Unit	Means any residential unit, or visitor accommodation unit of any type.
Urban Development	Means any development/activity within any zone other than the Rural Zones, including any development/activity which in terms of its characteristics (such as density) and its effects (apart from bulk and location) could be established as of right in any such zone; or any activity within an urban boundary as shown on the District Planning Maps.
Urban Growth Boundary	Means a boundary shown on the Planning Maps identified as a boundary which provides for and contains existing and future urban development within an urban area.
Utility	<p>Means the systems, services, structures and networks necessary for operating and supplying essential utilities and services to the community including but not limited to:</p> <ul style="list-style-type: none"> transformers, lines and necessary and incidental structures and equipment for the transmissions and distribution of electricity; pipes and necessary incidental structures and equipment for transmitting and distributing gas; storage facilities, pipes and necessary incidental structures and equipment for the supply and drainage of water or sewage; water and irrigation races, drains, channels, pipes and necessary incidental structures and equipment (excluding water tanks); structures, facilities, plant and equipment for the treatment of water; structures, facilities, plant, equipment and associated works for receiving and transmitting telecommunications and radio communications (see definition of telecommunication facilities); structures, facilities, plant, equipment and associated works for monitoring and observation of meteorological activities and natural hazards; structures, facilities, plant, equipment and associated works for the protection of the community from natural hazards; structures, facilities, plant and equipment necessary for navigation by water or air; waste management facilities; and Anything described as a network utility operation in s166 of the Resource Management act 1991 <p>Utility does not include structures or facilities used for electricity generation, the manufacture and storage of gas, or the treatment of sewage.</p>
Vehicle Crossing	Means the formed and constructed vehicle entry/exit from the carriageway of any road up to and including that portion of the road boundary of any site across which vehicle entry or exit is obtained to and from the site, and includes any culvert, bridge or kerbing.
Verandah	Means a roof of any kind which extends out from a face of a building and continues along the whole of that face of the building.

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<p>Visitor Accommodation</p>	<p>Means the use of land or buildings for short-term, fee paying, living accommodation where the length of stay for any visitor/guest is less than 3 months; and</p> <p>i. Includes such accommodation as camping grounds, motor parks, hotels, motels, boarding houses, guest houses, backpackers' accommodation, bunkhouses, tourist houses, lodges, homestays, and the commercial letting of a residential unit; and</p> <p>ii. May include some centralised services or facilities, such as food preparation, dining and sanitary facilities, conference, bar and recreational facilities if such facilities are associated with the visitor accommodation activity.</p> <p>For the purpose of this definition:</p> <p>a. The commercial letting of a residential unit in (i) excludes:</p> <ul style="list-style-type: none"> • A single annual let for one or two nights. • Homestay accommodation for up to 5 guests in a Registered Homestay. • Accommodation for one household of visitors (meaning a group which functions as one household) for a minimum stay of 3 consecutive nights up to a maximum (ie: single let or cumulative multiple lets) of 90 nights per calendar year as a Registered Holiday Home. <p>(Refer to respective definitions).</p> <p>b. "Commercial letting" means fee paying letting and includes the advertising for that purpose of any land or buildings.</p> <p>c. Where the provisions above are otherwise altered by Zone Rules, the Zone Rules shall apply.</p>
<p>Visually Opaque Fence</p>	<p>Means a fence located within the front setback of a property that is composed primarily of solid materials through which little or no view or light can be gained when seen from an elevation drawn parallel to the fence line. Brick, solid panel or overlapping boards are examples of opaque materials while live landscape planting is not considered opaque.</p>
<p>Wall Sign</p>	<p>Means a sign attached to a wall within the ground floor area.</p>
<p>Waste</p>	<p>Means any contaminant, whether liquid solid, gaseous, or radioactive, which is discharged, emitted or deposited in the environment in such volume, constituency or manner as to cause an adverse effect on the environment, and which includes all unwanted and economically unusable by-products at any given place and time, and any other matters which may be discharged accidentally or otherwise, to the environment.</p>
<p>Waste Management Facility</p>	<p>Means a site used for the deposit of solid wastes onto or into land, but excludes:</p> <p>(a) sites situated on production land in which the disposal of waste generated from that land takes place, not including any dead animal material or wastes generated from any industrial trade or process on that productive and;</p> <p>(b) sites used for the disposal of vegetative material. The material may include soil that is attached to plant roots and shall be free of hazardous substances and wastes.</p> <p>(c) site for the disposal of clean fill.</p>
<p>Waterbody</p>	<p>Shall have the same meaning as in the Resource Management Act 1991.</p>

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Wetland	Shall have the same meaning as in the Resource Management Act 1991 being, “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”.
Wholesaling (Three Parks and Industrial B Zones)	Means a business engaged in the storage and distribution of goods to businesses (including retail activities) and institutional customers
Wind Electricity Generation	Conversion of the energy from wind into electricity, through the use of the rotational motion. A wind turbine may be attached to a building or freestanding. Wind turbine components may include blades, nacelle, tower and foundation. This definition shall include masts for wind monitoring.
Yard Based Industrial Activity	Means the use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing or associated storage of goods, where no more than 40% of the site is covered by built form.
Yard Based Service Activity	Means the use of land and buildings for the primary purpose of the transport, storage, maintenance and repair of goods, where no more than 40% of the site is covered by built form.
Yard Based Supplier (Three Parks and Industrial B Zones)	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.
Zone Standards	For an explanation of this term, refer to Part 1.4 of the Operative District Plan.
2037 Noise Contours	Means the predicted airport noise contours for Queenstown Airport for the year 2037 in 1dB increments from 70dB Ldn to 55dB Ldn inclusive. Note: These contours shall be available from the Council and included in the Airport Noise Management Plan.
2037 60 dB Noise Contours	Means the predicted 60 dB Ldn noise contour for Queenstown Airport for 2037 based on the 2037 Noise Contours.