



Glossary

Planning rules can be technical so we've prepared this glossary to help you understand some of the more complex terms.

Residential Flat

A small unit attached to a house or detached from it, with its own kitchen and bathroom. It must be kept in the same ownership as the main house. It can be used by family members or rented out.

Urban Growth Boundary

A boundary line shown on planning maps that contains existing and future urban development within the designated area.

Set backs

The distance between a building and the boundary of its site.

Resource Management Act

The legislation that relates to planning and environmental regulation in New Zealand.

Outstanding Natural Landscapes / Features

Landscape features that have been identified as having outstanding value worthy of a higher level of protection.

Density

A measure of how intense housing development is. It is mainly measured in terms of the number of houses or flats compared to the size of the land.

Flat sites

A site where the land is flatter than a 1 in 9.5 gradient.

Sloping Sites

A site where the land is steeper than a 1 in 9.5 gradient.

Recession Planes

Rules applied on site boundaries that aim to provide some protection of sunlight (although they usually won't guarantee that all existing sunlight access will be retained). They also help protect against overly dominant buildings.

Commercial Activities

Activities where commercial transactions occur, excluding community activities such as day care centres. For example, commercial offices, and retail.

Mixed Use

Where several different types of activities occur in one location or on one site. Typically, it is where a mix of residential, commercial and potentially community activities co-locate.

NZ Green Building Council Homestar Tool

The NZ Green Building Council is a well-established and reputable organisation funded by both the public and private sector. It has developed a number of tools that rate how 'green' or sustainable a building is. The Homestar tool rates the environmental performance of housing.

Lot Size

A 'lot' is a section. Lot size refers to section size. Minimum lot sizes apply to subdivision in different zones.

Special Character Area

Areas identified within the town centre as having recognised special character, for example heritage buildings.

Designations

A formal authorisation for public agencies such as Council, the Police etc to carry out their essential activities.



Glossary continued

Floor Area Ratio (FAR)

A commonly used rule that controls the amount of floor area on a site relative to site area. A FAR of 2.0 means that a developer can build floor area equivalent to 2 x site area. For example if a site is 1000 square metres then 2000 square meters of floor area could be built.

Iwi Management Plan

A term commonly applied to a resource management plan prepared by an iwi, iwi authority, rūnanga or hapū.

Operative

The Operative District Plan is the existing District Plan. A number of Plan Changes to the Operative District Plan are in progress.

Urban Design

The art of creating great places. Urban design seeks to ensure that the design of buildings, places, spaces and networks that make up our towns and cities, work for all of us, both now and in the future.

Standards

Rules that apply to land use activities. Examples of standards are: maximum building height controls, site coverage, building colour restrictions.

Infill Development

Housing development at higher densities that occurs in existing developed residential areas.

Permitted Activity

Can be undertaken without resource consent approval. Permitted activity status will usually be subject to compliance with standards.

Controlled Activity

A resource consent application is required but must be approved by Council. There are limited things the Council can consider when assessing these applications however conditions can be imposed. Usually a controlled activity will not be notified.

Discretionary Activity

Resource consent approval is required. For this type of activity, a broader range of things can be considered when assessing the application. Consent can be approved or declined and the application can be processed with or without public notification.

Non-complying activity

Resource consent approval is required. This type of activity is unanticipated by the District Plan but may be considered appropriate. Consent can be approved or declined and the application can be processed with or without public notification.