



# Glossary

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Planning speak can get pretty technical. So we've created a plain English glossary to help make things a little easier to follow.

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## ACOUSTIC VENTILATION

Building methods to reduce noise pollution.

## COMMERCIAL ACTIVITY

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, residential visitor accommodation and homestays.

## 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.

## CRITICAL LISTENING ENVIRONMENT

Any space that is regularly used for high quality listening or communication. These include principle living areas, bedrooms and classrooms but exclude non-critical listening environments.

## 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.

## HEIGHT RECESSON PLANE

A method used by district plans to limit development from blocking sunlight access to neighbouring sites through setting height limits in relation to a boundary. Height recession planes apply at a specified height above a boundary then project into the development site, and development must not project through the plane.

## INDUSTRIAL ACTIVITY

The use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing, or associated storage of goods

## INFILL DEVELOPMENT

A higher density of housing development which occurs in existing, developed residential areas.

## NATIONAL PLANNING STANDARDS

An initiative led by Central Government to provide standard approaches across local councils district plans.

## NET SITE AREA

The land which is available for development. This is generally the total area of the site but excludes any strip of land or access less than 6m in width.

## NON-COMPLYING ACTIVITY

Resource consent approval is required. This type of activity is not anticipated by the District Plan but may be considered appropriate. Resource consent can be approved or declined and the application can be processed with or without public notification.

## NON-CRITICAL LISTENING ENVIRONMENT

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.

## OFFICE ACTIVITY

This means any of the following:

- a)** administrative offices where the administration of any entity, whether trading or not, and whether incorporated or not, is conducted;
- b)** commercial offices being place where trade, other than that involving the immediately exchange for goods or the display or production of goods, is transacted;
- c)** professional offices.

## OPERATIVE DISTRICT PLAN (ODP)

The Operative District Plan is the existing District Plan.

## PERMITTED ACTIVITY

Activity that can be undertaken without resource consent approval. Permitted activity status will usually be subject to compliance with standards. Standards need to be complied with for the activity to be permitted.

## PROHIBITED ACTIVITY

The activity is not allowed and resource consent cannot be applied for.

## RESIDENTIAL FLAT

A residential activity that comprises a self-contained flat ancillary to a residential unit and meets all of the following criteria:

- a.** the total floor area does not exceed:
  - i. 150m<sup>2</sup> in the Rural Zone and the Rural Lifestyle Zone<sup>1</sup>;
  - ii. 70m<sup>2</sup> in any other zone;not including in either case the floor area of any garage or carport;
- b.** contains no more than one kitchen facility;
- c.** is limited to one residential flat per residential unit; and
- d.** is situated on the same site and held in the same ownerships as the residential unit.

<sup>1</sup> This definition is also proposed to be amended as part of Stage 3 of the plan review in respect of the Wakatipu Basin Rural Amenity Zone.

## **RESTRICTED DISCRETIONARY ACTIVITY**

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Resource consent approval is required and only the matters of discretion listed in the District Plan for that activity can be considered when assessing the application. Consent can be approved or declined and the application can be processed with or without public notification. Some restricted discretionary activities in the District Plan have an accompanying rule that limits notification.

## **RETAIL SALES/RETAIL/RETAILING**

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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.

## **REVERSE SENSITIVITY**

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Means the potential for the operation of an existing lawfully established activity to be constrained or curtailed by the more recent establishment or intensification of other activities which are sensitive to the established activity.

## **SERVICE ACTIVITY**

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Means the use of land and buildings for the primary purpose of the transport, storage, maintenance or repair of goods.

## **SETBACKS**

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The minimum distance that a building or other structure must be set back from a street or road, a river or stream, a shore or flood plain, or any other protected place.

## **SPATIAL PLAN**

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A recent directive from Central Government for local councils to critically assess and map out where and how growth should occur over the next 30 years. This is to ensure growth is appropriately managed and is sustainable.

## **STANDARDS**

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Rules that apply to land use activities. Examples include maximum building height controls, site coverage, building colour restrictions.

## **TAONGA**

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Treasure, anything prized - applied to anything considered to be of value including socially or culturally valuable objects, resources, phenomenon, ideas and techniques.

## **URBAN DESIGN**

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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.

## **URBAN GROWTH BOUNDARY**

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A planning tool used to define where new urban development should take place in order to manage growth.

## **VARIATION**

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Variations are changes to parts of the Proposed District Plan that are not yet operative. This happens when changes need to be made to original proposals to ensure they remain current and suitable for evolving community and land needs.

## **WĀHI TAPU**

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Sacred place or site. Typically a burial ground, a battle site or a place where tapu objects were placed.