

APPENDIX 3: TABLE OF DEFINITIONS WHICH REQUIRE FURTHER CONSIDERATION IN TOPIC OR ZONE SPECIFIC HEARINGS

Report Section Number	Definition	Summary of issue, submission point or consequential amendment which requires further consideration	Hearing topic where the definition will require further consideration
3.3	'Allotment' and 'Lot'	None	N/A
3.4	'Utility Allotment'	None	N/A
3.5	'Record of Title'	None	N/A
3.6	'Rear Record of Title'	None	N/A
3.7	'Viable Record of Title'	None	N/A
3.8	'Boundary'	None	N/A
3.9	'Boundary adjustment'	None	N/A
3.10	'Notional Boundary'	None	N/A
3.11	'Front', 'side' and 'rear' 'boundary'	None	N/A
3.12	'Continuous landholding'	None	N/A
3.13	'Contiguous'	Does the term 'contiguous' convey what is meant by Rule 22.4.1.6, which is for the purposes of managing ecological 'edge effects'.	Rural Zone
3.14	'Site'	Review the application of rules to see how they apply to cross lease and unit development sites.	All applicable zones

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		<p>Consider qualifying statements for rules for 'net site area', 'building coverage', building setback, daylight admission, noise, glare and artificial light to provide for cross lease and unit developments.</p> <p>Review rules for multi-use development and retirement villages, which are often established as unit developments, and consider whether specific provision is needed for cross lease and unit development.</p> <p>Review rules that limit the number of activities on a 'per site' basis. Consider whether provision is needed for cross lease and unit development sites.</p> <p>Review the use of the term 'site' in subdivision rules. Where effects are referred to as a consideration for 'an adjoining site', consider whether provision is needed for cross lease and unit development sites.</p>	
3.15	'Net Site area'	Review references to 'net site area' and consider whether provision for cross lease	All applicable zones

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		<p>and unit developments is needed.</p> <p>Review the use of the term 'net site area' in subdivision rules and consider whether provision for cross lease and unit developments is needed.</p>	
3.16	'Structure'	<p>Consider whether the term 'structure' should be used in conjunction with the term 'building', or on its own, and whether its use is appropriate, noting it applies to structures fixed to land only.</p>	All applicable zones.
3.17	'Building' and 'vehicles and motorised vehicles'	<p>Consider the need for qualifying statements excluding the application of any rules controlling buildings that may apply to:</p> <ul style="list-style-type: none"> - immovable vehicles that are not occupied, and vehicles that are movable, but cannot move on their own ('motorised vehicles and vehicles'), - Buildings listed in section 9 of the Building Act 2004 (specifically, cranes, magazines, containers and passenger ropeways) 	

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		<p>- Crop protection structures, tanks and decks.</p> <p>Those rules are likely to be 'height', 'daylight admission', 'building setback', 'building coverage', 'gross floor area' and 'gross leasable floor area' rules, as well as the rules for 'signs' where they apply to buildings.</p> <p>Consider whether 'structures' that are not 'buildings' under the Planning Standards definition of 'building', but were controlled by the definition under the Proposed Plan, need additional controls in the rules. See report for a list of these structures.</p> <p>Review the use of the term 'building' in subdivision rules.</p> <p>Consider whether a qualifying statement is necessary to exclude 'vehicles and motorised vehicles' from the application of the rules to 'buildings'.</p> <p>Consider definition of 'crop protection structures'</p> <p>Consider exclusions for mobile pig shelters</p>	<p>Rural Zone, Country Living Zone</p> <p>Rural Zone</p> <p>Industrial Zone,</p>

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		<p>Consider exclusions for cargo and containers</p> <p>Consider application of Planning Standards definition of 'building' on infrastructure</p>	Energy and Infrastructure
3.18	'Building coverage'	<p>Qualifying statement confirming what is included and excluded from the 'building coverage' calculation to carry over the exclusions from the Proposed Plan, to a building coverage rule.</p> <p>Review rules for 'building coverage' and consider whether provision for cross lease and unit developments is needed.</p>	All applicable zones
3.19	'Gross floor area' and 'GFA'	<p>Check that GFA does not unintentionally include an exclusion or exclusion to the defined term. Correct wording as per recommendation in report.</p> <p>Qualifying statement needed to confirm which buildings are subject to rules for GFA.</p>	All applicable zones
3.20	'Building platform'	None	N/A
3.21	'Residential activity'	None	N/A
3.22	'Residential unit' and 'dwelling'	Qualifying statement needed to confirm rules for 'residential units' (or 'dwellings', a term which is to be deleted) do not	All applicable zones

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		apply to motorised vehicles and vehicles.	
3.23	'Household'	None	N/A
3.24	'Minor dwelling' and 'minor residential unit'	Qualifying statement needed to confirm rules for 'minor residential units' (or 'minor dwellings', a term which is to be deleted) do not apply to motorised vehicles and vehicles.	All applicable zones
3.25	'Accessory building'	Qualifying statement needed for rules for 'accessory buildings' to exclude: 'motorised vehicles and vehicles', buildings listed in section 9 of the Building Act 2004, tanks, 'crop protection structures' or partially or fully roofed decks (to align with the Planning Standards definition of 'building'). Should 'residential units' be regulated when they are 'accessory buildings'?	All applicable zones
3.26	'Sleepout'	None	N/A
3.27	'Apartment'	Check use of term 'apartment' and replace with 'residential unit', where the term 'apartment' is not used in the context of an	Specific Zones, Residential Zone, Lakeside Te Kauwhata, Business Zone, Business Zone Town Centre, Motorsport and Recreation Zone and

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		apartment building (revised definition).	Rangatahi Peninsula Zone
3.28	'Multi-unit development'	None	N/A
3.29	'Travellers' accommodation' and 'visitor accommodation'	None	N/A
3.30	'Homestay'	Whether the definition of 'homestay' should be extended to accommodation within other buildings, which are not the home of the permanent occupants of the household.	Rural Zone
3.31	'Workers accommodation'	Request for definition of 'workers accommodation', in association with request for rules providing for workers accommodation.	Industrial Zone, Industrial Heavy Zone, Rural Zone, Country Living Zone, TaTa Valley Zone
3.32	'Rest Home' and 'Retirement Village'	Should registration requirements for 'Retirement Villages' (Planning Standards definition) be incorporated into the rules.	Residential Zone, Country Living Zone
3.33	'Boarding House'	None	N/A
3.34	'Special Housing Development'	None	N/A
3.35	'Noise-sensitive activity'	Consider whether 'workers accommodation' should	Industrial Zone, Heavy Industrial Zone, Rural

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		be explicitly excluded from the definition.	Zone, TaTa Valley Zone, Country Living Zone
3.36	'Sensitive land use' and 'reverse sensitivity'	Should the definition of 'sensitive land use' be broadened to include: "café, restaurants, tourism/entertainment activity, community services"? Consider whether 'workers accommodation' should be explicitly excluded from the definition.	Infrastructure and Energy Zone, Residential Zone, Rural Zone, Country Living Zone, Village Zone, and Rangitahi Peninsula Zone Industrial and Rural Zone
3.37	'Habitable building', 'non-habitable building' and 'habitable room'	Review use of similar terms to avoid use of synonyms to the Planning Standards definitions. Qualifying statement needed to confirm rules for 'habitable buildings' and 'non-habitable buildings' do not apply to 'motorised vehicles and vehicles', buildings listed in section 9 of the Building Act 2004, 'crop protection structures', tanks, and decks.	Zones where Appendix I applies to the rules. Infrastructure and Energy Zone, Residential Zone, Industrial Zone, Rural Zone, Village Zone, Rangitahi Peninsula Zone.
3.38	'Living court' and 'outdoor living space'	Rules for 'living courts' should be reviewed to confirm: - Do the rules need to be more specific in how outdoor living space is calculated? - Whether these areas (now 'outdoor living space') should be for the	Residential Zone Business Zone, Business Town Centre Zone Country Living Zone, Te Kowhai Airpark Zone and Rangatahi Peninsula Zone.

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		<p>exclusive use of individual units, and amendment proposed if appropriate.</p> <p>Review rules for living courts to confirm whether covered areas can form all or part of an outdoor living space.</p>	
3.39	'Communal service court'	None	N/A
3.40	'Service Court'	None	N/A
3.41	'Height' and 'ground level'	<p>Identify the specified reference point from which 'height' is measured. In most cases this is 'ground level'. For earthworks this will be the bottom of a cut or fill area.</p> <p>Identify any 'structures' that should be excluded from the 'height' rules.</p>	All applicable zones.
3.42	'Height control plane' and 'height in relation to boundary'	<p>Check daylight admission rules refer to the term 'boundary', rather than 'site boundary' or 'site' as the specified reference point from which the measurement is taken.</p> <p>Identify any structures that should be excluded from the 'height in relation to boundary' rules.</p>	All applicable zones.
3.43	'Earthworks'	Should 'paddock contouring' and 'drainage	Rural Zone, Country Living Zone

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		<p>improvement' be excluded from the 'earthworks' rules.</p> <p>Should burying of material under the Biosecurity Act 1993 be excluded from the 'earthworks' rules.</p> <p>Are amendments required to the 'earthworks' rules within sites or areas of significance to Maori, as a result of adopting the Planning standards definition.</p> <p>Should the rules for earthworks exclude 'thrusting' and 'drilling' as forms of trenchless excavation.</p> <p>Consider implications of adopting the Planning Standards definition of 'cultivation' for the definition of 'ancillary rural earthworks', and the rules for this activity.</p>	<p>Rural Zone, Country Living Zone</p> <p>Maori Sites of Significance</p> <p>Infrastructure and Energy Zone</p> <p>Rural Zone, Country Living Zone</p>
3.44	'Industrial activity'	<p>Amendment of policies to provide for rural industrial activities.</p> <p>Poultry hatcheries – should these be provided for in the rules, along with a definition?</p>	<p>Industrial Zone</p> <p>Rural Zone, Industrial Zone, Heavy Industrial Zone</p>
3.45	'Aggregate Extraction Area'	How a separation distance from an Aggregate Extraction	Rural Zone

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3.48	'Mineral'	None	N/A
3.49	'Clean fill' and 'fill material'	None	N/A
3.50	'Cleanfill facility' and 'cleanfill area'	Whether the activity of a 'cleanfill area' should be provided for in the rules, and consequentially, the definition of 'cleanfill area' adopted.	Industrial Zone, Heavy Industrial Zone, Rural Zone
3.51	'Landfill'	Is a qualifying statement required to the rules for 'waste management' to exclude 'offal pits' from the rules.	Rural Zone
3.52	'Waste management'	Should the rules for 'waste management' activities be amended in the Rural zone to allow for waste management activities which are particular to farming.	Rural Zone
3.53	'Waste management facility'	Should a rule (and definition) for 'cleanfill area' be included in the Plan.	Industrial Zone, Heavy Industrial Zone, Rural Zone
3.54	'Disposal'	None	N/A
3.55	'Contaminated land'	Whether the rules in the Plan should include standards for 'contaminated land'.	Hazardous Substances and Contaminated Land
3.56	'Rural industry'	Relationship between 'farming' and 'rural industry' and the consequences of	Rural Zone

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		adopting the Planning Standards definition of 'primary production', which introduces the Planning Standards definitions of 'quarrying activities' and 'quarry'.	
3.57	'Rural activities' and 'productive rural activities'	Should the Planning Standards definition of 'primary production' replace 'productive rural activities' in Strategic Objective 5.1.1 and what further amendments are required to this objective to retain the intended meaning. Review Rule 14.12.1.2. in relation to use of the term 'residential and rural activities'.	Rural Zone and Rural Environment
3.58	'Forestry'	Should the rules in the Plan regulate 'shelterbelts' and 'woodlots', alongside 'forestry'.	Rural Zone
3.59	'High class soils'	Definition to align with gazetted National Policy Statement on Highly Productive Land.	'Other matters' hearing
3.60	'Lifestyle uses'	None	N/A
3.61	'Boarding, breeding or animal training establishment'	None	N/A

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3.62	'Commercial activity', 'commercial services' and 'retail activity'	Do small scale and large format retail need to be regulated differently in the Plan? Should the land use activity rules provide for 'government and administrative services' as a land use activity.	Business Zone, Business Town Centre Zone, Business Zone Tamahere
3.63	'Service station'	None	N/A
3.64	'Public floor area'	None	N/A
3.65	'Neighbourhood centre'	None	N/A
3.66	'Community facility', 'community activity' and 'place of assembly'	Should the activity rules for 'community facility/activity' and 'place of assembly' be rationalised? Should the rules for 'community activity' state that these do not apply to a 'childcare facility'?	Business Zone, Business Town Centre Zone, Business Zone Tamahere, Rural Zone, Country Living Zone Residential Zone
3.67	'Health facility'	None	N/A
3.68	'Education facility' and 'childcare facility'	None	N/A
3.69	'Community corrections activity'	None	N/A
3.70	'Correctional facility'	None	N/A
3.71	'Emergency services'	None	N/A
3.72	'Emergency services training and management activities'	None	N/A

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3.73	'Temporary military training activity'	None	N/A
3.74	'Functional need' and 'operational need'	None	N/A
3.75	'Temporary event'	None	N/A
3.76	'Access', 'accessible' and 'accessibility'	None	N/A
3.77	'Informal recreation'	None	N/A
3.78	'Day-to-day activity'	Definition is unique to this zone and should be considered at that hearing.	Hampton Downs Motorsport and Recreation Zone
3.79	'Maimai'	None	N/A
3.80	'Motorised sport and recreation'	Definition is unique to this zone and should be considered at that hearing.	Hampton Downs Motorsport and Recreation Zone
3.81	'Airfield'	Consider whether a rule is required to provide for rural airstrips and helicopter landing sites for farming purposes.	Rural Zone
3.82	'Circuit training' and 'flight training school'	None	N/A
3.83	'General aviation' and 'recreational flying'	None	N/A
3.84	'Urban subdivision, use and development'	None	N/A
3.85	'Comprehensive Land Development Consent'	Is it possible to widen this definition so that it	Te Kauwhata Lakeside Precinct Zone

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		could apply elsewhere in the District.	
3.86	'Comprehensive Subdivision Consent'	None	N/A
3.87	'Indicative Road'	None	N/A
3.88	'Village Green'	None	N/A
3.89	'Sign'	None	N/A
3.90	'Real estate header sign' and 'real estate sign'	None	N/A
3.91	'Construction noise'	None	N/A
3.92	'Lux'	None	N/A
3.93	'Noxious, dangerous, offensive or toxic activities'	Should the definition (and rule) be deleted as discharges to air are regulated by the Regional Council.	Hampton Downs
3.94	'Heavy vehicle'	None	N/A
3.95	'Identified area'	None	N/A
3.96	'Environmental protection area'	Defer for consideration to Stage 2.	Stage 2 – Natural Hazards
3.97	'AEP'	None	N/A
3.98	'Impervious Surface'	None	N/A
3.99	'Low impact design', 'floodplain' and 'flood risk area'	Defer consideration of 'floodplain' and 'flood risk area' to Stage 2.	Stage 2 – Natural Hazards
3.100	'Overland flow path'	None	N/A

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3.101	'Stormwater management plan' and 'Catchment Management Plan'	None	N/A
3.102	'Wastewater treatment plant'	None	N/A
3.103	'Community scale wastewater system'	None	N/A
3.104	'Watercourse'		Energy and Infrastructure Zone, Industrial Zone, Heavy Industrial Zone, Rural Zone
3.105	'Reservoir'	None	N/A
3.106	'Lake'	None	N/A
3.107	'River'	None	N/A
3.108	'Water'	None	N/A
3.109	'Waterbody'	None	N/A
3.110	'Wetland'	None	N/A