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GENERAL PROCEDURES DEFINITIONS

Section 9 of the Act states that:

~~No person may use any land in a manner that contravenes a rule in a district plan or proposed district plan unless the activity is –~~

~~(a) expressly allowed by a resource consent granted by the territorial authority responsible for the plan; or~~

~~(b) an existing use allowed by section 10 or 10A.~~

2.1

Resource Consents

2.1.1

Types of Resource Consent

~~Two types of resource consent may be required by this Plan in respect of **subdivision** and **land use**.~~

~~Resource consents from the Wellington Regional Council may also be required for some activities including discharges to air, water and land, modification to watercourses, soil and vegetation disturbance and the taking of water from water sources. Resource users should consult with the Wellington Regional Council to ascertain whether resource consent is required from them.~~

~~Part VI of the Act details the procedures and requirements for making a resource consent application.~~

2.2

Types of Activities

2.2.1

Permitted activities

~~Permitted activities can proceed without a resource consent from the Upper Hutt City Council, provided they comply with all the relevant standards in the Plan.~~

~~A person wishing to carry out an activity which may require a building consent under the Building Act 2004 must supply relevant plans and information to the Council. These will be checked to determine whether the proposed activity will comply with the requirements of the Plan and therefore be a permitted activity.~~

2.2.2 Controlled activities

~~A controlled activity can proceed only if a resource consent has been obtained. The activity must comply with any conditions specified in the plan; otherwise it will be classified as a discretionary, restricted discretionary, or non-complying activity.~~

~~Resource consent for a controlled activity cannot be declined. However, in granting consent for a controlled activity, the Council may impose conditions relating to matters stated in the Plan over which control is reserved.~~

2.2.3 Discretionary activities

~~Discretionary activities are those subdivisions or land uses that are identified as such in the Plan. Council will assess the effects the activity will have on the environment and decide either to decline consent or grant it with or without conditions.~~

2.2.4 Restricted discretionary activities

~~The Plan classifies certain activities as restricted discretionary activities. These are activities for which the Plan has restricted the Council's discretion to the consideration of specified matters. In these cases, resource consents may be declined or granted with or without conditions, but conditions may only be imposed, in respect of the matters to which discretion has been restricted.~~

2.2.5 Non-complying activities

~~A non-complying activity is an activity which:~~

- ~~• Is not provided for in the District Plan; or~~
- ~~• Is not provided for on the relevant site; or~~
- ~~• Does not comply with the standards specified; or~~
- ~~• Is provided for as a non-complying activity.~~

2.2.6 Prohibited activities

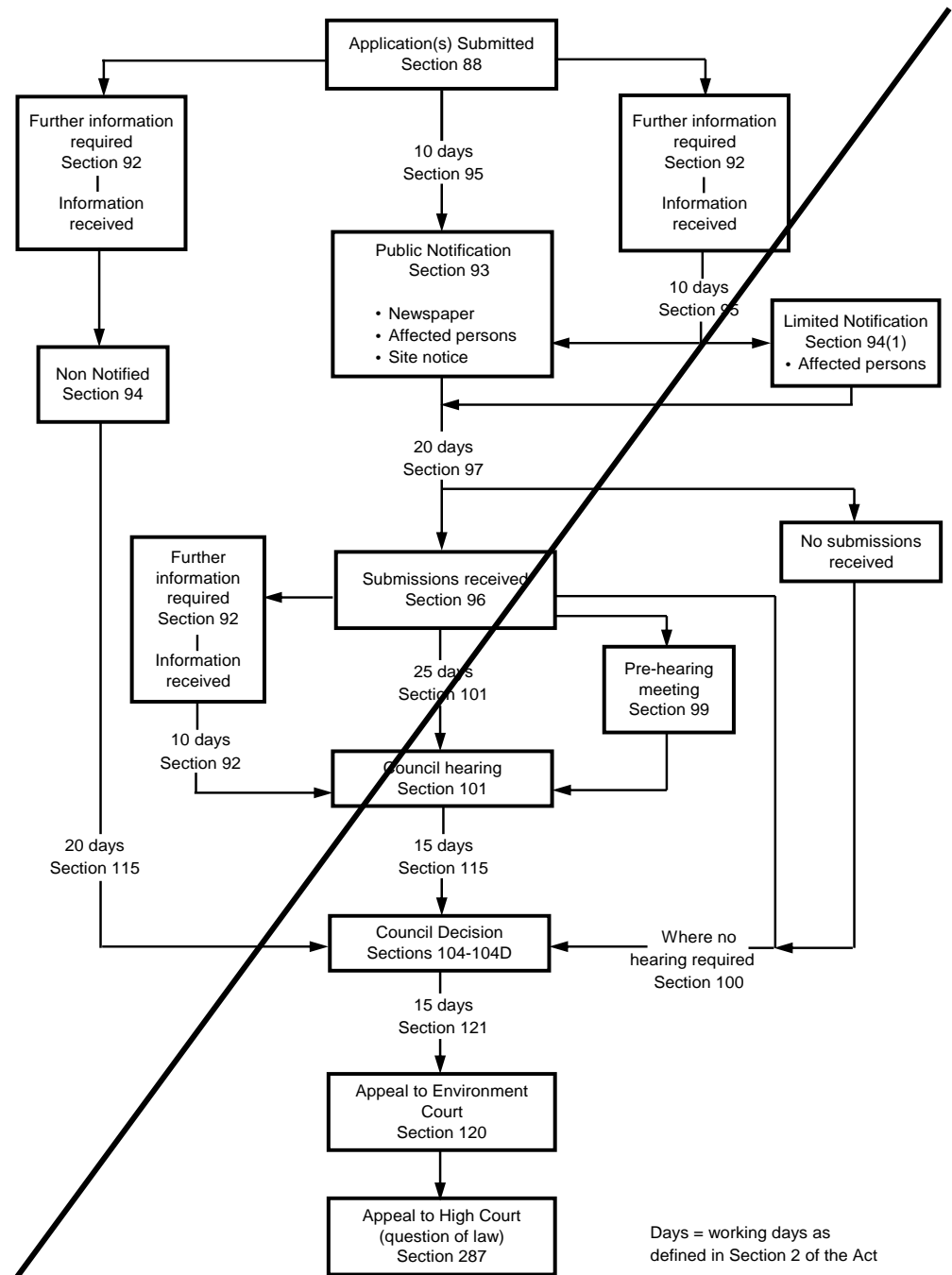
~~A prohibited activity is one which this Plan expressly prohibits and for which no resource consent can be granted.~~

2.2.7

Interpretation of activities

For the avoidance of doubt, in cases where an application for resource consent proposes an activity with elements which fall into two (or more) application categories, the application as a whole will be considered and determined according to the more restrictive category. For example, if one aspect of an activity is classified as controlled and another aspect is classified as discretionary, the application will be assessed as a discretionary activity.

2.3 Resource Consent Procedure



2.4

Notification

~~Applications for consent for activities that may have effects on the environment that are more than minor may be publicly notified. This means that they will be advertised and an opportunity given for the public to make submissions to the Council in support of, or opposition to, the proposal.~~

~~Section 93 of the Act lists the steps that the Council must take to ensure that interested parties are given an opportunity to understand the nature of applications for resource consent that have been publicly notified.~~

~~Section 94 of the Act sets out the general circumstances in which applications for resource consents can proceed without notification.~~

~~In determining those parties that may be adversely affected by the granting of a resource consent, the Council will consider the Plan's objectives and policies, the reasons for the rules, and (where appropriate) the effects on:~~

- ~~• Those owners and occupiers of properties adjacent to or near to any application site; and whose use of that land could be detrimentally affected by the granting of consent.~~
- ~~• Those parties whose use or enjoyment of an area could be adversely affected by the granting of consent.~~
- ~~• Any Minister of the Crown with statutory responsibilities in respect of the application site or any adjacent area.~~
- ~~• The Wellington Regional Council.~~
- ~~• Any other party who the Council considers relevant in the circumstances, including the tangata whenua of the area.~~

2.5

Plan changes

~~Plan changes may be initiated either by the Council or by any other party upon a request lodged under section 73 of the Act. A Plan change may be proposed because the provisions have become inappropriate or no longer relevant. The process for Plan changes is set out in Part II of the First Schedule to the Act.~~

2.6

Information required with applications for resource consents

2.6.1

General information

~~Section 88 of the Act sets out the general procedure for making an application for resource consent. The information required to be supplied with any application for resource consent should be sufficient for any person to understand:~~

- ~~1. Who is making the application.~~
- ~~2. The location of the site to which the proposed activity relates including the legal description(s) of the property, current copies of Certificates of Title and photographs of any relevant features where appropriate.~~
- ~~3. The nature, staging, and physical extent of the proposed activity.~~
- ~~4. The actual or potential effects that the activity may have on the environment.~~
- ~~5. The ways in which any adverse environmental effects may be avoided, remedied, or mitigated.~~
- ~~6. Any other resource consents that the activity may require, and whether or not such consents have been applied for.~~
- ~~7. In relation to a proposed subdivision, such information as required by the Act and included in 2.6.8.~~

2.6.2

Further information

~~In addition to the above information requirements, an application may also require any of the following:~~

- ~~1. An explanation of how the proposed activity is consistent with the relevant objectives and policies.~~
- ~~2. Reports from relevant experts such as a registered engineer or geologist detailing the proposal's suitability.~~
- ~~3. The nature, scale and design of the proposal (including building materials, hours of operation, car parks, access and proposed landscaping).~~
- ~~4. Details of any signage included in the proposal.~~
- ~~5. Details of water supply and effluent disposal.~~
- ~~6. An explanation of how any concerns, recommendations or requirements made by any relevant organisation or affected persons are to be addressed.~~
- ~~7. Any hazard information, including any hazard mitigation measures and whether the proposal will exacerbate the extent or effects of any hazard beyond the site.~~

- ~~8. The nature, extent and effects of any earthworks.~~
- ~~9. The location of any significant areas of indigenous vegetation, water bodies (including streams), ridgelines, and an explanation of any effect of the proposed activity on these resources.~~
- ~~10. The location of any heritage items and the compatibility of any proposed activities with them.~~
- ~~11. Any above ground utility which is a discretionary activity must provide information on the principal alternative sites assessed as part of the site selection process. If the proposed activity is not to be co-sited with another above ground utility, the application must demonstrate that co-siting is not a feasible option.~~

~~See relevant Chapters of the Plan for 'Matters for Consideration' which will give additional guidance on further information requirements.~~

~~Provision of insufficient information may delay the processing of an application, as the Council may stop the process in accordance with section 92 of the Act while waiting for further information that has been requested.~~

2.6.3

Drawings and plans

~~In addition to the above information, all applications for resource consent must (unless inappropriate to do so) include a set of drawings to illustrate the proposal.~~

~~An application for a land use consent must supply an original to scale, plus two A3 or A4 copies, of each drawing. The drawings must be accurate, readily legible and comprehensible, and shall include where relevant the following information:~~

- ~~1. Site location: with road name, site boundaries, and north point.~~
- ~~2. Site plan at an appropriate scale for detail (as a general guide, a scale of 1:200 would be appropriate for an urban area), showing as applicable:
 - ~~• Site dimensions in metres.~~
 - ~~• The location of all existing and proposed buildings and structures.~~
 - ~~• All sealed areas.~~
 - ~~• The position of any easement over the site.~~
 - ~~• The position and dimensions of car parking and loading spaces and access points.~~
 - ~~• Kerb lines adjacent to the site and any adjacent street trees.~~~~

- ~~Levels on site boundaries and around any buildings, and, if the site is not level (a uniform grade of less than 1 in 10), ground contours.~~
 - ~~Proposed retaining walls, excavations and landfills.~~
 - ~~Existing trees and areas of vegetation and proposed landscaping.~~
 - ~~Appropriate shadow diagrams or models showing overshadowing of proposed structures on adjacent properties.~~
 - ~~Water courses, and drainage and sewerage pipes within the site.~~
 - ~~The means to manage all stormwater and sanitary drainage.~~
 - ~~Location of power transmission and gas lines, main trunk water supply and sewerage pipes on or in close proximity to the site.~~
 - ~~Location of any known hazards.~~
3. ~~Floor plan and elevations of each building (as a general guide, a scale of 1:100 would be appropriate) showing:~~
- ~~The use of all parts of the building including car parks, storage and service areas.~~
 - ~~Internal layout of the building and identification of the use of such rooms or parts of a floor. Where several floors are of the same area and use, a standard floor plan may be used.~~
 - ~~The external appearance of the building (including windows and doors).~~
 - ~~The number of floors.~~
 - ~~Building heights and distance to any property boundary and, where relevant, building height envelopes and maximum permitted height.~~
 - ~~Original and modified ground levels underneath the proposed building(s).~~

2.6.4

Assessment of environmental effects

~~The applicant will also be required to include an assessment of environmental effects. In accordance with the Fourth Schedule of the Act, any such assessment must provide sufficient information for any person to understand the actual or potential effects (both beneficial or adverse) of that proposed activity on the environment, and the ways it is proposed to avoid, remedy, or mitigate any adverse effects.~~

~~In respect of any application for a controlled activity, the assessment shall only address those matters over which the Council has retained control. In respect of any application for a restricted discretionary activity, the assessment shall only address those matters related to the matters over which the Council has retained discretion.~~

~~In respect of other types of applications, the assessment shall address all relevant matters relating to the actual or potential effects of the proposed activity on the environment, and shall be in such detail as corresponds with the scale and significance of those effects.~~

2.6.5 Consultation

~~Applicants may be advised to consult any or all of the following persons:~~

- ~~1. The owner(s) and occupier(s) of the subject site.~~
- ~~2. Persons likely to be directly affected by the proposed activity.~~
- ~~3. The City and Regional Councils.~~
- ~~4. The Department of Conservation.~~
- ~~5. The New Zealand Historic Places Trust.~~
- ~~6. Iwi authorities.~~
- ~~7. Transit New Zealand.~~
- ~~8. Other relevant authorities or organisations.~~

2.6.6 Supplementary information

~~Council may, subject to section 92 of the Act, require applicants to supply further information relating to the application where such information is necessary to better understand the nature of the proposed activity, the effects it may have on the environment, and the ways in which any adverse environmental effect may be avoided, remedied or mitigated.~~

~~Where Council is of the opinion that significant adverse environmental effects may result from a proposed activity, it may also require an explanation of any possible alternative locations or methods for undertaking the activity, the applicant's reasons for making the proposed choice, and the consultation undertaken by the applicant.~~

2.6.7**Commissioned reports**

Where Council is of the opinion that significant adverse environmental effect may result from a proposed activity, under section 92 of the Act it may commission a report on, or a review of, any information provided in that application. The purpose of any review would be to:

1. ~~Audit the information provided in an application in terms of its accuracy, relevance, and comprehensiveness; or~~
2. ~~Review any technical, scientific, or operational detail pertaining to the proposed activity; or~~
3. ~~Identify and assess any natural hazard or the use or storage of any hazardous substance pertaining to the proposed activity, including reasonable measures to avoid, remedy or mitigate any potential adverse environmental effects; or~~
4. ~~Provide information or assessment of other matters pertaining to the application, such as heritage values, amenity values, or cultural considerations.~~

2.6.8**Subdivision resource consent applications**

An application for subdivision consent shall include:

1. ~~A description of the proposal for which the consent is sought.~~
2. ~~The address and legal description of the site, current copies of all Certificates of Title of the land to be subdivided, and sufficient information for the site to be located easily.~~
3. ~~A statement specifying whether any other resource consents are required, including any from the Wellington Regional Council, and whether the applicant has applied for such consents.~~
4. ~~A subdivision design statement which sets out the design principles of the subdivision and assists in assessing the proposal. It shall:~~
 - (a) ~~Demonstrate how the subdivision contributes to the objectives and policies for the relevant City wide and zone provisions. This includes the 'Matters For Consideration' from the relevant sections of the district plan.~~
 - (b) ~~Describe how the subdivision integrates into its surroundings and how it contributes to the overall quality of the environment.~~
 - (c) ~~Provide an assessment of environmental effects.~~

5. ~~Subdivision plans of the proposed subdivision, drawn to an identified scale, preferably on either A3 or A4 sized paper, containing sufficient information to adequately define:~~
- ~~(a) The position of all new boundaries, including restrictive covenant boundaries for cross lease applications, and unit, accessory unit and common property boundaries for unit title applications.~~
 - ~~(b) The areas of all new allotments (except for a subdivision by grant of cross lease or company lease or by the deposit of a unit title).~~
 - ~~(c) The location and areas of new reserves to be created, including esplanade reserves and esplanade or access strips.~~
 - ~~(d) The location and areas of any part of the bed of a river or lake, which is required by the Act to be shown on the survey plan as land to be vested in the Crown.~~
 - ~~(e) The location and areas of land to be set aside as new road.~~
 - ~~(f) The location and area of any proposed easement, or any existing easement which is to be extinguished, with a memorandum and/or schedule.~~
 - ~~(g) Abutting and underlying title boundaries, existing building line restrictions and existing subject easements.~~
 - ~~(h) The balance area of the site to be subdivided showing any proposals for future development.~~
 - ~~(i) Where appropriate and possible, contours (based on mean sea level) at an interval sufficient for the design of accessways and services or to show the general topography of the area, particularly around proposed house sites.~~
 - ~~(j) Any features to be protected by covenant or other method.~~
 - ~~(k) The principal topographic and geological features, including areas of loose fill and faults or fault traces.~~
 - ~~(l) Areas that may be subject to flooding or inundation, erosion, landslip or subsidence, or that are within a hazard area shown on the planning maps.~~
 - ~~(m) Areas of wetland and areas of indigenous vegetation equal to or greater than 5000m² on any one site, and trees with a trunk diameter in excess of 0.5m in the Residential Conservation and Residential Hill Sub-zones.~~
 - ~~(n) All watercourses that have an average width greater than 1m.~~
 - ~~(o) The provision of existing and proposed utilities necessary to meet the requirements of the Code of Practice for Civil Engineering Works and the District Plan and to effectively service the subdivision.~~
 - ~~(p) Existing power and telecommunication poles and lines, gas lines, main trunk water supply pipes and sewerage pipes on or in close proximity to the site.~~
 - ~~(q) Existing structures (including buildings), fences and whether such structures will be retained, relocated or removed.~~

- ~~(r) — Any legal access connections to existing roads (including State Highways), carriageways, and pathways.~~
- ~~(s) — Proposed roads, access points onto the lot(s), accessways, and service lanes with relevant widths, areas and gradients.~~
- ~~(t) — Proposed areas of excavation and fill.~~
- ~~(u) — Any designations applying to all or part of the lot.~~
- ~~(v) — A certification by the surveyor as to the accuracy of the plan.~~
- ~~(w) — Any landscape, ecological or heritage features.~~

2.6.9 ~~Specific information accompanying applications to waive an esplanade reserve or esplanade strip requirement~~

~~An application to reduce or waive an esplanade reserve or esplanade strip requirement shall include the following:~~

- ~~(a) — A description of the ecological characteristics of the water body and the land subject to an esplanade reserve or esplanade strip, including any existing or alternative measures for protecting or enhancing those characteristics;~~
- ~~(b) — Information to demonstrate that the landowner will use the site in an effective and reasonable manner.~~
- ~~(c) — The extent to which the public can still obtain access to the water body.~~
- ~~(d) — The extent to which the natural character and visual quality of the water body and water quality will be preserved.~~
- ~~(e) — The location of any buildings or structures that may influence the width of the reserve or strip.~~

2.6.9A ~~Specific information accompanying applications for more than one dwelling on a site~~

- ~~(a) — The site plan shall clearly delineate the net site area of each dwelling/unit on the site and will be utilised for determining the Reserves and Leisure Facilities Contribution for a Land Use Resource Consent multiunit development.~~

2.6.9B ~~Specific information accompanying applications for a Comprehensive Residential Development~~

- ~~(a) — An assessment of the proposed development against the Design Guide for Residential (Centres Overlay) Areas.~~

2.6.9C ~~Specific information accompanying applications for subdivision or development within a Residential (Centres Overlay) Area that is not a Comprehensive Residential Development where any lot has a minimum net site area of less than 400m²~~

- (a) ~~An assessment of the proposed development against the section on small site design and development contained in the Design Guide for Residential (Centres Overlay) Areas.~~

2.6.9D ~~Specific information accompanying applications for subdivision and/or development within the Wallaceville Structure Plan Area~~

- a) ~~An assessment of the subdivision and/or development proposed against the Wallaceville Structure Plan which includes:~~
- ~~— the Wallaceville Structure Plan Map~~
 - ~~— Wallaceville Precinct descriptions, intentions and outcomes~~
 - ~~— Wallaceville Indicative Road Typologies~~
 - ~~— Wallaceville Stormwater Management Principles~~
- b) ~~In addition, in relation to Area B, an application for subdivision and/or development shall include the following:~~
- ~~— a spatial layout plan showing roads, pedestrian and cycleway connections, open space areas and utilities and services~~
- e) ~~In addition, in relation to Area A, an application for subdivision that includes sites where direct vehicle access is proposed from Alexander Road shall include details and plans of the upgrade of Alexander Road including appropriate traffic calming measures in accordance with the Wallaceville Structure Plan Map and the Wallaceville Indicative Road Typologies~~

2.6.10 ~~Further guidance on information requirements~~

~~The information requirements outlined above are not exhaustive and may or may not be relevant in any particular instance. Applicants are advised to discuss with Council staff what information will need to be associated with their applications for resource consent.~~

2.7 **Financial Contributions**

~~The Council may require, as a condition of a resource consent, money, services or land. These contributions are intended to avoid, remedy or mitigate an identified actual or potential adverse effect on any natural or physical resource from an activity, subdivision or development. Further information on financial contributions is contained in Chapters 10 and 25.~~

2.8 **Designations**

2.8.1 **Introduction**

~~Designations refer to land required for certain specified purposes by authorised agencies. Part VIII of the Act authorises the agencies which can notify their requirements to Council.~~

All designated sites are identified on the Planning Maps and are listed in Chapter 36 of the Plan.

2.8.2 The designation process

The procedures and requirements for making a new designation or altering an existing designation are set out in Part VIII of the Act.

In accordance with the Act, when considering a designation requirement, Council must have particular regard for the following:

- Whether the designation is reasonably necessary for achieving the objectives of the project or work for which the designation is sought.
- Whether adequate consideration has been given to alternative sites, routes or methods of achieving the project or work.
- Whether the nature of the project or work means that it would be unreasonable for the requiring authority to use an alternative site, route or method.
- All relevant provisions of national policy statements, regional policy statements, regional plans and district plans.
- The provisions of Part II of the Act.

After considering a notice of requirement, Council will recommend that the requiring authority either:

- Confirms the requirement and adds any conditions as to duration. This may be with or without modification and subject to any conditions Council considers appropriate; or
- Withdraws the requirement.
-

Development that is in accordance with the purpose for which a site was designated does not require resource consent. However, the requiring authority must submit an outline plan of the proposed development to Council so that it can have the opportunity to request changes before construction starts.

2.9**Procedures for addressing cross-boundary issues**

Upper Hutt shares boundaries with Kapiti Coast District Council to the north, Porirua City Council to the west, the Hutt City Council to the south and South Wairarapa District Council to the east and is located within the region administered by the Wellington Regional Council.

The City's circumference is 130 kilometres. The boundary is mainly along rugged hill country, typically designated for water catchment purposes. Therefore the potential conflict points for cross territorial boundary issues are limited. There are a few farmland areas where there may be a conflict of zoning provisions.

The major cross boundary issues could include:

- Airborne pollutants and chemical sprays.
- Noise.
- Effects of forestry operations.
- Standards/quality of cross boundary roads.
- Infrastructure.
- Hazardous substances and site contamination.
- Compatibility of subdivision and land use standards.
- Iwi issues.
- Water quality issues.

The Act requires that a district plan states the processes used to deal with cross territorial boundary issues.

Some of the ways the issues will be addressed include:

1. Consulting the adjoining territorial authorities and the Wellington Regional Council to ensure that cross boundary issues are dealt with consistently and compatibly.
2. Advising adjoining territorial authorities and the Wellington Regional Council of resource consent matters or requests for District Plan changes which may have potential cross boundary effects.
3. Consulting with other authorities and organisations whose interests cross the territorial boundaries, for example energy suppliers, Department of Conservation and forestry interests.

2.10 Procedures for Monitoring

~~Monitoring provisions are contained in the Act, which requires that the Plan include the procedures to be used to review the effectiveness of its objectives, policies, and methods of implementation.~~

~~Monitoring will be carried out in accordance with the provisions of the Act to ensure that the Plan is promoting the purpose of the Act. This enables Council to undertake its functions under the Act and to take appropriate action to ensure compliance with its intent. The results of monitoring will be reported to both the Council and the public.~~

2.10.1 Monitoring the state of the environment in Upper Hutt

~~Council will monitor the environment by assessing the state of natural and physical resources, and trends in resource use. The results will indicate the effectiveness of Council's environmental management and consider measures to avoid, remedy or mitigate adverse effects.~~

~~As the broad definition of the environment includes people and the community, monitoring will involve collecting and reporting on a range of information. The means used to obtain the information include:~~

- ~~• Community surveys.~~
- ~~• Census information.~~
- ~~• Complaint records.~~
- ~~• Business information.~~
- ~~• Land use surveys and statistics.~~
- ~~• Commercial and industrial surveys.~~
- ~~• Environmental and ecological surveys.~~

~~In analysing the information, key indicators will be developed. These will establish trends and determine the City's progress in achieving its anticipated environmental outcomes.~~

2.10.2 Monitoring the effectiveness of the Plan

The Plan's provisions will be monitored to ensure that they remain appropriate for both Upper Hutt's current environment and in relation to its changing needs and ongoing development. The contents of the Plan will also be monitored to ensure that they are making progress towards the anticipated environmental results, particularly in the delivery of the Plan's objectives and policies.

This will be achieved through consultation with the community, establishing baseline or trend information, and developing appropriate indicators to assist in monitoring anticipated environmental results.

2.10.3 Monitoring the exercise of any functions, powers, or duties delegated or transferred by the Council

The Council will monitor the exercise of any functions, powers and duties that have been delegated to another agency under the Act.

2.10.4 Monitoring effects that occur from the granting of resource consents

To monitor the Plan's administration, Council will collect and review information on:

- Compliance with resource consent conditions, including any enforcement actions.
- The nature and type of resource consents, and any cumulative effects resulting from consents granted.
- The administrative costs to Council of processing applications for resource consents.
- The costs to applicants of obtaining resource consents.
- The effectiveness of consultation with the community.

2.11 Review of the District Plan

The District Plan may be reviewed and changed as a result of the monitoring process. Plan changes go through a similar process to the one followed in the preparation of this Plan. This includes public notification and the opportunity for the public to make submissions on the proposed change.

Please note:

The following text is a direct insertion from Chapter 35 and does not introduce any new content or alter any existing definition in any way.

For the purposes of the Plan, unless the context requires otherwise, the following definitions apply:

<u>the Act</u>	<u>the Resource Management Act 1991 including any amendments thereto.</u>
<u>Access lot</u>	<u>any separate lot, owned in common undivided shares, and used primarily for access to one or more lots that have no legal frontage.</u>
<u>Accessory building</u>	<u>a building which is accessory to the main use of the site. On residential sites, this includes garages, carports, workshops, garden sheds, swimming pools, spa pools and glasshouses that are not used for commercial purposes other than home occupations. It also includes walls, fences and retaining walls defined as buildings. For the purposes of the Southern Hills Overlay Area, accessory buildings do not include any building in the Residential Zone or Residential Hill which exceeds 36m² in floor area and/or 3 metres in height. (See definition of “building”)</u>
<u>Active recreation</u>	<u>recreation activities that are active in nature. It includes motorised activities and gun clubs which have an intermittent noise component but excludes all temporary events, such as organised competitive sporting events.</u>
<u>Activity</u>	<u>the use of a site including the construction, operation, maintenance, minor upgrading, replacement and refurbishment of buildings, structures, plant and equipment.</u>
<u>Allotment</u>	<u>has the same meaning as in section 218 of the Resource Management Act 1991.</u>
<u>Amenity values</u>	<u>has the same meaning as in section 2 of the Resource Management Act 1991.</u>
<u>Ancillary</u>	<u>in relation to an activity means an activity serving a supportive function to, and located on the same site as a primary activity, and which is small in scale.</u>
<u>Anemometer</u>	<u>means a mast and supporting sensors for the purpose of wind resource measurement. This includes guy wires and various</u>

meteorological instruments to be erected at varying heights, including:

- Anemometers to measure the average wind speed, wind gust speeds, turbulence intensity and wind shear;
- wind vanes to measure wind direction; and
- other meteorological instruments to measure temperature, air pressure, humidity and rainfall.

Antenna

means antenna as defined in the Resource Management (National Environmental Standard for Telecommunications Facilities) Regulations 2008.

An antenna does not include:

- Devices used in amateur radio configurations
- Devices used only for television reception; and
- Any other device not otherwise defined above that is less than 1.5m² in area

Advice note: The mountings of any antenna and any radiofrequency equipment or similar device shall not be included in the measurement of area or diameter of each antenna, provided that the radiofrequency unit or similar device is smaller in area or diameter than the antenna itself. Any antenna only need meet the area or diameter measurement, as appropriate to the type of antenna and the measurement is of each individual antenna and is not a cumulative measurement.

Boundary

the legal boundary of a site, unless otherwise specified.

Building

any structure whether temporary or permanent, movable or immovable, which, in addition to its ordinary and usual meaning, includes the following:

- Any structure of over 5m² in area with a height of more than 1.2m.
- Any fence or wall with a height of more than 2m.
- Any retaining wall with a height of more than 1.5m above the finished ground level.
- Any tank or pool, and any structural support:
 - (i) Which has a capacity of not less than 25,000 litres and is supported directly by the ground.
 - (ii) Which has a capacity of 2,000 litres or more and is supported at a height of more than 2.0 metres from the base of its structure.
 - (iii) Which has a capacity of 500 litres or more and is supported at a height of more than 4.0 metres from the base of its supporting structure.

This definition does not apply to network utilities as defined in this chapter.

Building improvement centres

are premises used for the storage, display and sale of goods and materials used in the construction, repair, alteration, improvement and renovation of buildings and includes

building supply, electrical supply and plumbing supply centres, building recyclers and home and building display centres.

Cabinet

means a box-shaped structure which houses radio and telecommunication equipment, electrical equipment, equipment associated with the continued operation of network utilities and includes single transformers and associated switching gear distributing electricity at a voltage up to, and including, 110KV.

Cleanfill

an activity involving the depositing of exclusively inert, non decomposing material into or onto land, including materials such as clay, soil, rock, concrete or brick, that are free of combustible or putrescible components or hazardous substances or materials likely to create a hazardous leachate by means of biological or chemical breakdown.

Code of Practice for Civil Engineering Works

a document prepared by the Council which sets out performance criteria, standards and procedures for engineering works within Upper Hutt.

Commercial scale renewable energy generation activities

means the land, buildings, substations, turbines, structures, underground cabling earthworks, access tracks and roads associated with the generation of electricity from a renewable energy source and the operation of the renewable energy generation activity. It does not include:

- Small scale wind turbines turbines of less than 5kW
- Community scale renewable energy generation activities
- Any cabling required to link the wind energy facility to the point of entry into the electricity network, whether transmission or distribution in nature.

Commercial unit

any land or buildings designed to be self-contained for individual or separate commercial activities, companies or businesses.

Community care housing

special care housing used for the rehabilitation or care of any group of persons.

Community scale renewable energy generation

means renewable energy generation for the purpose of supplying electricity to a whole community which is not connected to the distribution network ('off grid'); or to supplying an immediate neighbourhood in an urban area with some export back into the distribution network.

Community facilities

any land or building used, or intended to be used, for public indoor or outdoor recreation, meetings, or social or cultural events, and includes the provision of information, advice and training associated with the use of the facility.

Comprehensive residential development

a residential development of at least three dwellings, on a site within a Residential (Centres Overlay) Area, at a density greater than the minimum net site area requirement for the Residential zone.

Note: A Comprehensive Residential Development may include an existing dwelling.

Conservation

the maintenance or enhancement of environmental and heritage values.

Construction and Commissioning activities:

in respect of renewable electricity generation activities includes those activities directly involved with the building and operation of a new renewable electricity generation activity. This includes site preparation, earthworks, quarrying, concrete batching, plant construction, road construction and widening, traffic generation, reservoir formation, clearance or inundation of vegetation, but specifically excludes investigative activities such as geological sampling, surveys and geotechnical investigations.

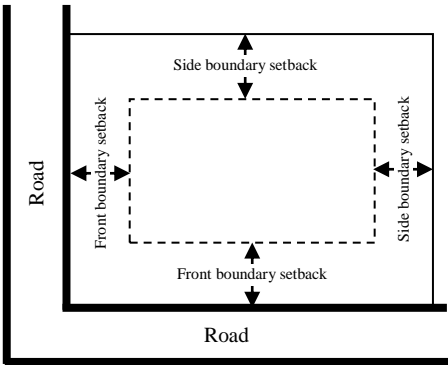
Activities associated with “construction and commissioning” includes rapid and temporary population increases and the associated effects on infrastructure and community facilities; the need to reroute or relocate network utilities and community facilities;; the need to construct new infrastructure including the system of electricity conveyance transmission (including substations) required to convey electricity to the distribution network and/or the national grid as provided for in the definition of ‘renewable electricity generation activity.

Contaminated site

a site at which hazardous substances are present above local background levels and are likely to pose an immediate or long-term hazard to human health or the environment.

Corner lot

any site adjoining two or more contiguous roads with two or more contiguous frontages that each comply with the relevant subdivision standard (for the minimum frontage) of a corner lot in the relevant zone, but excludes any rear lot.



Corner lot

<u>Council</u>	<u>the Upper Hutt City Council or any committee, subcommittee or person to whom the Council's powers, duties and discretions have been lawfully delegated.</u>
<u>Distribution network</u>	<u>For the purpose of Chapter 30A, has the same meaning as in the National Policy Statement for Renewable Electricity Generation and means a distributor's lines and associated equipment used for the conveyance of electricity on lines other than lines that are part of the national grid.</u>
<u>Distributor</u>	<u>for the purpose of Chapter 30A, has the same meaning as in the National Policy Statement for Renewable Electricity Generation and means a business engaged in distribution of electricity.</u>
<u>Dripline (of a tree)</u>	<u>the shape defined on the ground by a series of vertical lines formed around the outer most extent of the tree, branches and foliage.</u>
<u>Dwelling</u>	<u>a building or buildings, including detached habitable rooms, designed as self-contained accommodation for one or more persons on any site.</u>

Early childhood centre

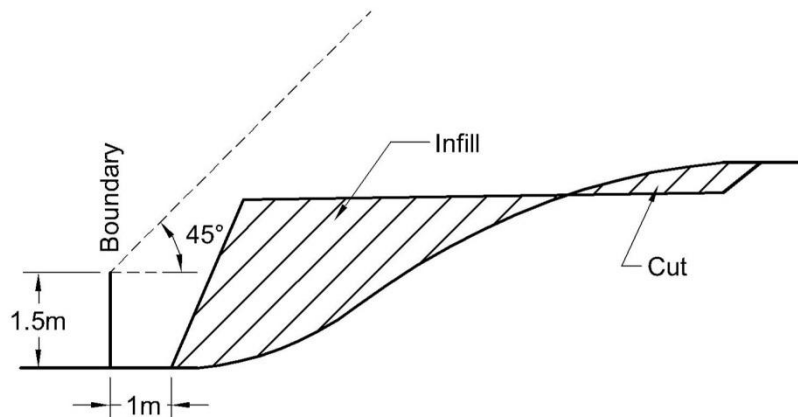
means premises used for the care or education of four or more children under the age of seven, including but not limited to Kindergartens, Playcentres, Kohanga Reo, Licensed Childcare Centres, Day Nurseries and Creches.

Earthworks

the removal, relocation or depositing of soil, earth or rock from, to or within a site, including quarrying or mining and the deposition of cleanfill, but excluding land disturbance resulting exclusively from domestic gardening and planting, cropping or drainage of land in connection with farming and forestry operations.

Earthworks plane

means a height control plane applied at the ground level at a boundary from a height of 1.5 metres above any point along that boundary and entering the site at an angle of 45°



Ecosystem

a dynamic complex of plant, animal and micro-organism communities and their non-living environment, interacting as a functional unit.

Effect

has the same meaning provided in section 3 of the Resource Management Act 1991.

Environment

has the same meaning provided in section 2 of the Resource Management Act 1991.

Esplanade reserve and esplanade strip

have the same meaning provided in section 2 of the Resource Management Act 1991.

External sound insulation level

External sound insulation level means the standardised level difference (outdoor to indoor) and is a measure of the airborne sound insulation provided by the external building envelope (including windows, walls, ceilings and floors where appropriate) using insulation spectrum No.2 (A-weighted traffic noise spectrum) described in units of D2m,nT,w +Ctr as defined

in the following Standard:

ISO 717-1:2013 Acoustics - Rating of sound insulation in buildings and of building elements - Part 1: Airborne sound.

The term “external sound insulation level” is used in this Plan primarily as a calculated value to demonstrate compliance with the stated minimum standard of acoustic isolation against sounds arising from outside the building. If field testing of built structures is employed to verify predictions, these tests shall be carried out using ISO 140-5:1998 Acoustics - Measurement Of Sound Insulation In Buildings And Of Building Elements, Part 5: Field Measurements Of Airborne Sound Insulation Of Facade Elements And Facades.

Family flat

a self-contained dwelling unit no more than 55m² in floor area, on the same property and in the same ownership as the principal dwelling (and not leased to another party), for the purpose of providing ancillary accommodation.

Note: For clarity, a family flat which exceeds the 55m² limit will be considered as a dwelling and will be assessed against the appropriate rules.

Farming activity

an activity with the primary purpose of commercially producing livestock or vegetative matter. It includes horticulture but does not include forestry, veterinary hospitals, boarding kennels, catteries, aviaries or farm products processing industries. It also includes the sale of goods produced on the site, except where sale takes place via access to a State Highway.

Forestry

the management of forests for:

Soil conservation.

Forest protection.

Regulation of water.

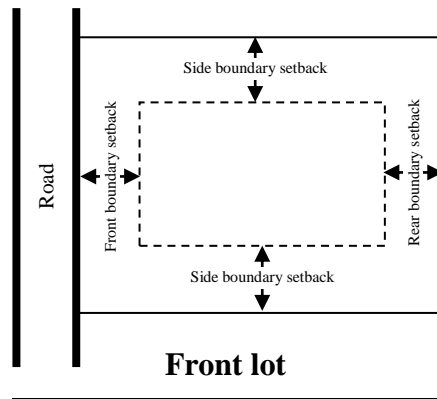
Production of timber or other forest products.

Recreational, aesthetic or scientific purposes.

It does not include forest products industries or on-site milling.

Front lot

any site abutting a road that complies with the relevant subdivision standard (for the minimum frontage) of a front lot in the relevant zone, but excludes any rear or corner lot.



Gang fortification

any building or site which is used by groups for accommodation as a base or headquarters, and which is typified by high fencing and other fortification.

Garden centre

any land and/or buildings used principally for the storage, display and sale of shrubs, plants, seedlings, and associated home garden supplies.

Ground level

the natural level of the ground before any excavation or filling has taken place. It also means the finished level of the ground after earthworks have been carried out in an approved subdivision.

Habitable building

any building where people live, work or may assemble, but does not include buildings associated with the storage or use of dangerous goods on the site.

Habitable room

a room used for activities normally associated with domestic living, but excludes any bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes-drying room, or other space of a specialised nature occupied neither frequently nor for extended periods.

Hazardous substance

has the same meaning provided in section 2 of the Hazardous Substances and New Organisms Act 1996.

Home occupation

an occupation, art, craft, business, trade or profession which is ancillary to residential activities on a site.

Indigenous vegetation

a plant community of any species or genetic variants of plants found naturally in New Zealand.

Indigenous vegetation clearance

the removal, damage or destruction of indigenous vegetation, but excluding where such work is undertaken solely in relation to any one or more of the following:

- Clearance of diseased, dead or dying vegetation;

- Clearance undertaken for the purpose of flood control undertaken or approved by local authorities;
- Clearance where necessary to maintain or restore existing essential services or for emergency work to avoid injury to persons or damage to property;
- Clearance of regenerating vegetation under the canopy of a plantation forest;
- Clearance of indigenous vegetation that has been planted and managed specifically for the purposes of harvesting.

Industrial unit any building or buildings or land designed to be self contained for individual or separate industrial activities, companies or businesses.

Intensive animal farming any farming operation where animals are kept and/or fed in a building or outdoor enclosures, where the stocking density precludes the maintenance of pasture or vegetative ground cover.

Kaitiakitanga has the same meaning provided in section 2 of the Resource Management Act 1991.

Kohanga reo premises where pre-school children are taught and cared for in accordance with tikanga Maori (Maori customs).

Land has the same meaning provided in section 2 of the Resource Management Act 1991.

Landscaping the provision of tree and shrub planting, and may include ancillary lawn, rocks, paved areas or amenity features.

Large format retail is a retail activity or activities, located within a standalone building or complex of buildings, where the gross floor area of each retail activity is no less than 750m².

Line means 'line' as defined in Section 5 of the Telecommunications Act 2001 or Section 2 of the Electricity Act 1992.

Loading the loading and unloading of a vehicle including adjusting, covering or tying its load.

Lot has the same meaning as allotment.

Maintenance as it applies to network utilities, means the replacement, repair or renewal of existing network utilities and where the effects of that utility remain the same or similar in character, intensity

and scale, and excludes 'minor upgrading' and 'upgrading'.

Marae

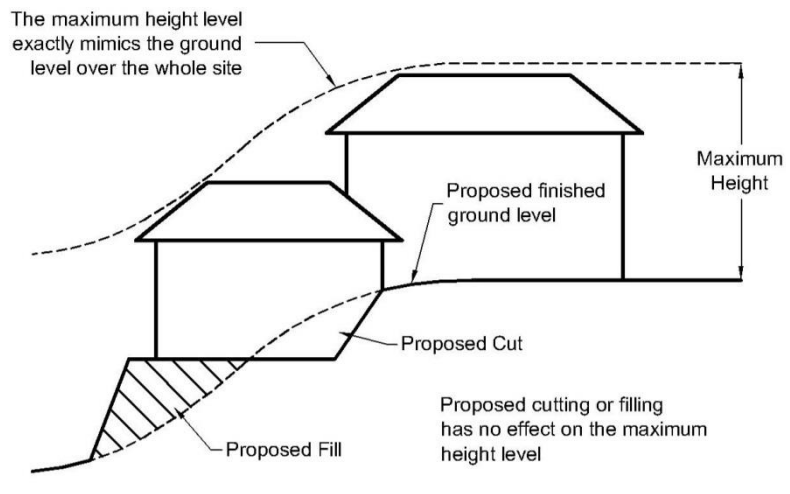
customarily means the open space in front of a meeting house upon which various ceremonial occasions are centred, but for the purpose of the District Plan a marae also consists of a Maori meeting house and/or hall together with the associated area of open ground.

Mast

any pole, tower or similar structure which is fixed to the ground specifically designed to carry an antenna to facilitate the transmission of telecommunication and radiocommunication signals.

Maximum height

in relation to a building means the vertical distance between the ground level at any point along the building and the highest part of the building immediately above that point.



Minor above ground line

means a line that provides an above ground connection to a site, including any connection to a building within that site, from an existing or permitted new above ground line provided that no more than one new support structure is required for that connection.

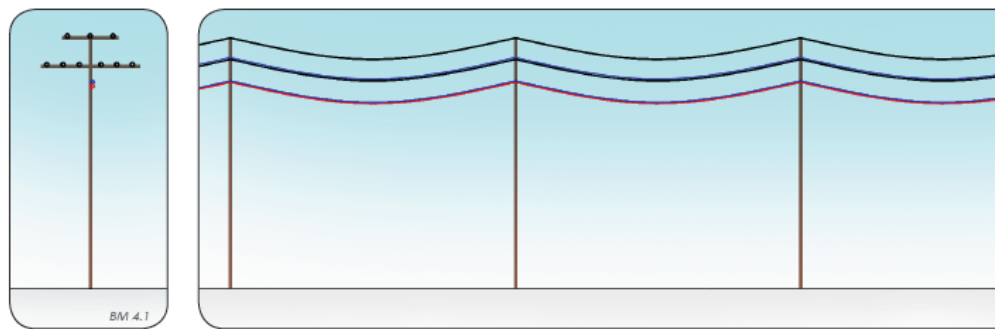
Minor upgrading

means an increase in the carrying capacity, efficiency or security of electricity and telecommunication lines, which utilise the existing or replacement support structures and includes:

- (1) the reconductoring of the line with higher capacity conductors; and
- (2) the resagging of conductors; and
- (3) the addition of longer and more efficient insulators; and
- (4) A support structure replacement within 5 metres of the support structure that is to be replaced; and
- (5) The addition of earthwires, which may contain telecommunication lines, earthpeaks and lightning rods; and
- (6) The addition of electrical or telecommunication fittings;

- and
- (7) Support structure replacement in the same location or within the existing alignment of the transmission line corridor; and
 - (8) The replacement of existing cross arms, including with cross arms of an alternative design; and
 - (9) An increase in tower height to achieve compliance with the clearance distances specified in NZECP34:2001; and
 - (10) an increase in the height of replacement poles in the road reserve by a maximum of 1m, for the purpose of achieving road controlling authority clearance requirements, provided the permitted height in Rule 30.4 is not exceeded;
 - (11) an increase in voltage of electricity lines from 11kV to no more than 33kV.and
 - (12) the addition of a new overhead telecommunication fibre optic line provided that:
 - (i) the maximum number of fibre optic lines on existing support structures does not exceed two lines;
 - (ii) the diameter of new fibre optic lines does not exceed 25mm; and
 - (iii) the location of the new fibre optic line is consistent with the following figure

Figure X: Location of new fibre optic line



LEGEND

- Proposed Chorus Fibre Optic Line (Overhead)
- - - Copper Line (Overhead and Underground)
- - - Electricity Line (Overhead and Underground)

Minor upgrading shall not include:

- (i) Any increase in the voltage of the line unless the line was originally constructed to operate at the higher voltage but has been operating at a reduced voltage, or
- (ii) Any increase in any individual wire, cable, or other similar conductor to a diameter that exceeds 35mm, or
- (iii) The bundling together of any wire, cable, or other similar conductor so that the bundle exceeds 43mm in diameter, or
- (iv) The addition of any new circuits, lines or utility structures, where this results in an increase in the number of circuits, lines or utility structures except as

provided for in (12) above.

Note: The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 applies to the existing National Grid, transmission lines that were operational, or able to be operated, on 14 January 2010.

Motor vehicle wrecking

any land and/or building used for the dismantling and storage of wrecked motor vehicles for private or commercial purposes.

Natural and physical resources

has the same meaning provided in section 2 of the Resource Management Act 1991.

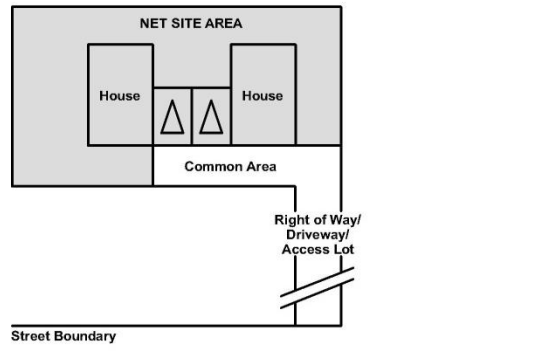
Net floor area

the superficial floor area of the actual room, rooms or spaces used for the particular activity and excludes areas such as hallways, ablutions, storage areas, stairwells and loading spaces.

Net site area

the area of a site excluding:

- Any access lot, driveway or right of way in the case of a rear lot.
- Any common area, access lot, driveway or right of way where there is more than one dwelling on a site.



Network Utility

means any activity undertaken by a network utility operator as defined in s166 of the RMA, relating to:

- (i) Distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel or geothermal energy, or
- (ii) Telecommunication as defined in section 5 of the Telecommunications Act 2001; or radiocommunications as defined in section (2)(1) of the Radiocommunications Act 1989, or
- (iii) works as defined in section 2 of the Electricity Act 1992 for the conveyancing of electricity, or
- (iv) The distribution of water for supply including irrigation, or

- (v) Sewerage or drainage reticulation, or
- (vi) Construction and operation of roads and railway lines, or
- (vii) The operation of an airport as defined by the Airport Authorities Act 1966, or
- (viii) the provision of any approach control service within the meaning of the Civil Aviation Act 1990, or
- (ix) Undertaking a project or work described as a 'network utility operation' by regulations made under the Resource Management Act 1991 and includes:
 - Lighthouses, navigation aids, beacons, signal and trig stations and natural hazard emergency warning devices,
 - Meteorological services,
 - all associated structures; and
 - regionally significant network utilities

Network utility structure

means any structure associated with a network utility and includes, but is not limited to, pipes, valves, meters, regulator stations, support poles and towers for lines, transformers (other than pole mounted transformers), substations (other than overhead substations), compressor stations, pumping stations, navigational aids, meteorological installations, containers, cabinets, and similar structures. It does not include lines, antennas and masts.

Notional boundary

a line 20m from the façade of any rural dwelling or the legal boundary where this is closer to the dwelling.

Organised fireworks display

The public display of fireworks conducted by a suitably qualified person.

Outdoor living court

an area located on the net site area of a site set aside for outdoor activities in association with a dwelling.

Passive recreation

comprises all forms of informal recreational activity that are passive in nature, including the use of walkways, bridle paths and picnic areas, swimming and fishing activities, cycling and outdoor education. It excludes facilities for organised, competitive sports.

Pest species of plant

Any species of plant that has been specifically identified as being a pest for the Wellington Region in the Wellington Regional Pest Management Strategy.

Places of assembly

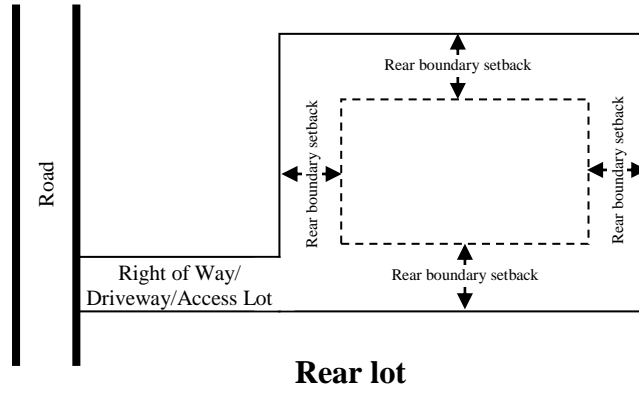
land and/or buildings used for the public and/or private assembly of people primarily for worship, religious, educational, recreational, social and cultural purposes. This definition includes marae, churches and associated halls and grounds.

Property

all of that land held in one ownership.

Rear lot

any site situated generally to the rear of another site, which does **not** comply with the relevant subdivision standard (for the minimum frontage) for a front or corner lot in the relevant zone. It also includes any site, the net site area of which is accessed from a road by an access strip (i.e. right of way, access leg or access lot) that is **less** than the relevant subdivision standard (for the minimum frontage) for a front or corner lot.



Regionally significant network utilities

includes:

- pipelines for the distribution or transmission of natural or manufactured gas or petroleum
- the National Grid, as defined by the National Policy Statement on Electricity Transmission
- facilities for the generation and transmission of electricity where it is supplied to the network, as defined by the Electricity Governance Rules 2003
- the local authority water supply network and water treatment plants
- the local authority wastewater and stormwater networks, systems and wastewater treatment plants
- the Strategic Transport Network, detailed in Appendix 1 to the Wellington Regional Land Transport Strategy 2010-2040

Regional park

land which is managed and administered by the Wellington Regional Council in accordance with a Regional Park management plan.

Renewable electricity generation

means generation of electricity from solar, wind, hydro, geothermal, biomass, tidal, wave, or ocean current sources.

Renewable electricity generation activities

has the same meaning as under the National Policy Statement for Renewable Electricity Generation and 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.

<u>Renewable energy</u>	<u>is defined in section 2 of the Resource Management Act 1991</u>
<u>Relocated building</u>	<u>any building or other structure, over two years old or which has been occupied for more than two years, which is intended to be removed and re-erected on another site.</u>
<u>Residential</u>	<u>the use of land, buildings, or any other facility, for domestic living purposes by people living alone or in family or non-family groups, and includes dwelling units and accessory buildings.</u>
<u>Residential (Centres Overlay) Area</u>	<u>an area identified on the planning maps as a Residential (Centres Overlay) Area.</u>
<u>Restaurants</u>	<u>the use of land and/or buildings for the sale of food, mainly prepared on the premises, to the public. The food may be consumed on or off the premises. Cafes, coffee bars and take away food places are included. The premises may or may not be licensed under the Sale of Liquor Act.</u>
<u>Rest home</u>	<u>any nursing or convalescent home for aged and infirm persons or similar facility.</u>
<u>Retail</u>	<u>refers to any land, building or part of a building where goods, merchandise, equipment or services are sold, displayed or offered for sale or direct hire to the public. The definition does not include the sale and hire of motor vehicles, boats, caravans, motor homes and accessories and motor vehicle spare parts, home occupations, restaurants or service stations.</u>
<u>Road</u>	<u>has the same meaning provided in section 43 of the Transit New Zealand Act 1989 and section 315 of the Local Government Act 1974.</u>
<u>Roading hierarchy</u>	<u>the classification of roads according to their intended function within the City's roading network (see Chapter 37).</u>
<u>Service station</u>	<u>any land and buildings where the predominant activity is the retail sale of motor vehicle fuels (including petrol, LPG, CNG and diesel) and may also include, as ancillary activities:</u> <ul style="list-style-type: none">• <u>The mechanical repair and servicing of motor vehicles (other than panelbeating, trimming or spray painting, heavy engineering such as engine restoring and crankshaft grinding).</u>• <u>The sale or hire of any goods, including the preparation and sale of food and beverages.</u>• <u>Car wash facilities.</u>• <u>The hire of light trailers and motor vehicles.</u>

- Setback** the minimum distance from a particular boundary of a site.
- Sewage** liquid wastes (including matter in solution or suspension therein) discharged from residential premises, or wastes of the same character discharged from other premises.
- Shape factor** a square with sides of the specified dimension which can be fitted within the net site area.
- Sign** a device or facility that displays information and which is visible from outside the site. It includes sandwich boards, shop frontages and every advertising device or advertising matter.
- Significant Exterior Alteration** In the Gateway Precinct of the Wallaceville Structure Plan Area, any horizontal or vertical extension to, or demolition of, a wall(s) or roof of a building and any recladding, repair or maintenance of a building, or the replacement of windows or doors (including their framing) where the new materials are not the same or similar in appearance to the existing materials. It does not include any works to existing, or installation of new, mechanical structures relating to ventilation, or means of ingress and egress for the building (including lift shafts).
- Site** means:
- a. an area of land comprised in:
- i. a single computer freehold register; or
 - ii. a single allotment for which a separate computer freehold register could be issued without further involvement of, or prior consent from, the Council;
- whichever is the smaller.
- b. an area of land comprised in two or more allotments:
- i. that are subject to a certificate issued under section 75(2) of the Building Act 2004, section 37(2) of the Building Act 1991, section 643(2) of the Local Government Act 1974, or any equivalent legislation; or
 - ii. that cannot be transferred or leased independently of each other without the Council's prior consent.
- c. an area of land:
- i. comprised in two or more computer freehold registers;
or
 - ii. for which two or more separate computer freehold registers could be issued without further involvement of, or prior consent from, the Council;
- where the land will be amalgamated into a single computer freehold register as part of the resource consent process.
- d. in the case of land that is subject to a unit title, cross-

lease, or company lease development, the area of land comprising the original parcel that was subdivided, leased or licenced (as the case may be) to create the unit title, cross-lease or company lease development.

Site coverage

that portion of the net site area, expressed in percentage terms, which may be covered by buildings, including accessory buildings (excluding fences and retaining walls).

Small Scale Renewable Energy Generation

means small scale renewable energy generation development for the purpose of using or generating electricity on a particular site (single household or business premise) with or without exporting back into the distribution network.

Small scale wind turbines

means wind turbines that are capable of generating up to 10kW of electricity.

Solar Panel

means a panel exposed to radiation from the sun, used to heat water or, when mounted with solar cells, to produce electricity direct

Subdivision

has the same meaning provided in section 218 of the Resource Management Act 1991.

Tangata whenua

has the same meaning provided in section 2 of the Resource Management Act 1991.

Taonga

treasure or valued highly by Maori.

Temporary event

an organised event that is of a temporary nature, has a limited duration and that includes public entertainment events, cultural events and organised competitive sporting and recreational events, but excludes commercial promotional events.

Temporary renewable energy assessment and research structures

means structures for the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators and includes the following activities:

- Erecting an anemometer mast.
- Digging test pits, drilling boreholes, constructing investigation drives and removing samples to investigate geological conditions.
- Installing instruments into drill holes for monitoring groundwater levels and land movement.
- Erecting survey monuments and installing instruments to monitor land movement.
- Erecting telemetry stations for the transmission of instrument data.
- Installing microseismic stations to measure microseismic activity and ground noise.

- Erection of signs or notices giving warning of danger

Topsoil removal

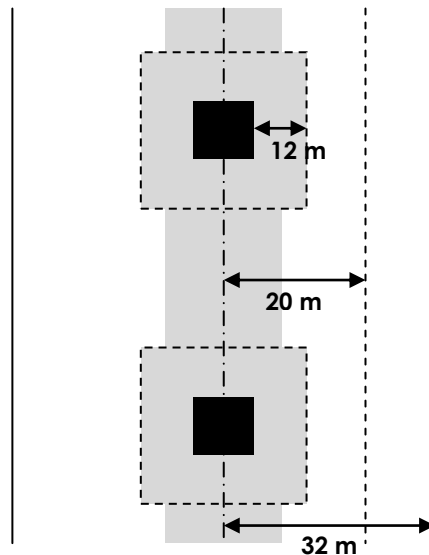
the removal, relocation or stockpiling of topsoil for purposes other than in conjunction with conventional domestic gardening or the planting, cropping or drainage of land in connection with farming and forestry operations.

Tourism facilities

land and/or structures used for ventures, features, events and services primarily intended to attract tourists, visitors and travellers.

Transmission line

has the same meaning as in section 3 of the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009.



■ = Tower support structure

Note: The measurement of setback distances from electricity transmission lines shall be taken from the centre line of the electricity transmission line and from the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span. The diagram above depicts setback distances.

Vehicle movement

a movement of a vehicle between a road and a site, with the number of movements per day being calculated over a 24 hour period as follows:

- 1 car to and from a site = 2 vehicle movements
- 1 truck to and from a site = 6 vehicle movements
- 1 truck and trailer to and from a site = 10 vehicle movements

**Urban
Environmental
Allotment**

urban environment allotment or **allotment** means an allotment within the meaning of section 218

- a. that is no greater than 4 000 m²; and
- b. that is connected to a reticulated water supply system and a reticulated sewerage system; and
- c. on which there is a building used for industrial or commercial purposes or as a dwelling house; and
- d. that is not reserve (within the meaning of section 2(1) of the Reserves Act 1977) or subject to a conservation management plan or conservation management strategy prepared in accordance with the Conservation Act 1987 or the Reserves Act 1977.

Upgrading

as it applies to network utilities, upgrading means the improvement or physical works that result in an increase in carrying capacity, operational efficiency, security or safety of existing network utilities but excludes:

- 'maintenance' (as it relates to network utilities); and
- 'minor upgrading'; and
- any other activity specifically otherwise provided for under Rule 30.1

Verandah

a permanent structure, constructed of weatherproof material, which is either cantilevered or supported on posts or pillars, which extends from a building facade, usually on the street frontage and at first floor level, and overhangs a footpath or other similar public pedestrian accessway or space.

**Visitor
accommodation**

any land or building or other facility used to provide accommodation for visitors and backpackers. It includes hotels, motels, hostels and camping grounds but excludes homestays covered by the rules relating to home occupations.

Waahi tapu

a place which is particularly sacred or spiritually meaningful to tangata whenua. It includes burial grounds, tribal altars and locations where significant events have taken place.

**Wallaceville
Structure Plan
Area**

The area of land defined in the Wallaceville Structure Plan Map (refer Chapter 39: Wallaceville)

Water body

has the same meaning provided in section 2 of the Resource Management Act 1991.

Water catchment

land managed and administered by the Wellington Regional Council for water supply purposes, protection and enhancement of native vegetation, forestry, and passive recreation uses, according to any management plan adopted by the Wellington Regional Council.

Warehouse

any building or part of a building, or land, where materials, articles or goods are stored. A warehouse may include offices and showrooms. Wholesale outlets may be included if incidental to, and a part of, the principal use of the site as a warehouse.

Wetland

has the same meaning provided in section 2 of the Resource Management Act 1991.

Yard oriented activities

are activities where the goods sold are sold in bulk and where internal retail (being retailing undertaken entirely from within a building but does not include goods stored outside under cover) does not occupy more than 20% of the area occupied by the activity. Yard oriented retailing is primarily for the sale of natural materials such as gravel, sand, shingle, rock, concrete, coal, fire wood and timber for construction purposes.