

4. GLOSSARY

Amenity	This refers to those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.
Character areas	The character of an area is derived from the qualities that distinguish it from its wider surroundings. These may include the presence of old buildings, distinctive streetscapes, significant natural features, important public views, a diversity of uses, and more. The Council has identified a range of character areas and prepared design guides for each.
Controlled activity	In the District Plan, some activities in some areas are 'controlled' if they relate to specific issues of concern to the Council. The Council must grant consent for such activities, but consent may be subject to conditions – such as complying with design guides when building in character areas.
Design guides	These offer general guidance to people wishing to undertake developments/activities of specific kinds (eg multi-unit developments) or in particular locations where the Council has decided such control is warranted. The design guides contain standards or criteria against which the controlled elements of proposed developments are assessed for resource consent. They do not prescribe specific design solutions. Design guides are found in volume 2 of the District Plan.
Designations	These are provisions made in the District Plan and under the Resource Management Act, allowing land to be secured for public works or other projects providing essential services in the city. A designation may be sought by a local authority, a network utility operator (eg telecommunications provider) or a central government ministry.
Discretionary activity (restricted/ unrestricted)	<p>In the District Plan 'discretionary' activities require a resource consent, which may or may not be granted. Activities defined as discretionary (restricted) can only be assessed in relation to specified issues. If consent is granted, conditions may only be imposed in relation to those issues.</p> <p>Discretionary activities (unrestricted) allow the Council to consider any relevant issue. If consent is granted, the Council may impose conditions that help control any potential adverse effects.</p>
Mixed use	This refers to the presence of a wide range of activities: residential, retail, recreational, commercial, educational, institutional etc.
Multi-unit development	These are residential developments containing three (in some cases, two) or more household units on a site. The Council encourages such development as a way to achieve a more compact city.
Non-complying activity	This is activity that is beyond the scope of permitted, controlled or discretionary activities. Resource consent may be granted, with conditions, if the Council is satisfied that consent would be consistent with the objectives and policies of the District Plan or has environmental effects that are no more than minor.
Permitted activity	This is activity that can be undertaken as of right, providing it meets any conditions specified in the District Plan. Resource consent is not required for permitted activities.
Resource consent	Resource consent is permission granted by the Council to an applicant wishing to undertake an activity or development that is not 'permitted' under the District Plan. In granting resource consent, the Council will consider what effects a proposed development will have on the environment and whether it is consistent with the objectives of the District Plan. Resource consents may be granted with conditions, eg the Council may require noise levels to be monitored while a construction project is under way.
RMA	The Resource Management Act 1991. The Act's purpose is to promote the sustainable management of New Zealand's natural and physical and resources. Under the Act, all cities and districts are required to have district plans that give effect to the sustainable management principles laid down in the Act.
Sustainable management	<p>As defined in the RMA, this means: managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while —</p> <ul style="list-style-type: none"> (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.
Utilities	These are essential systems and networks that provide the city with services such as water, energy, communications, or sewerage.