

PC54 Commercial and Industrial – Definitions

The table below contains draft definitions that are of particular relevance to PC54 Commercial and Industrial.

Term	Definition	
Amenity values <i>NPS</i>	has the same meaning as in section 2 of the RMA (as set out in the box below) <table border="1" style="margin-left: 20px;"> <tr> <td> means 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. </td> </tr> </table>	means 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.
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Ancillary activity <i>NPS</i>	means an activity that supports and is subsidiary to a primary activity	
Building <i>NPS</i>	means a temporary or permanent movable or immovable physical construction that is: <ul style="list-style-type: none"> (a) partially or fully roofed; and (b) fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power.	
Commercial activity <i>NPS</i>	means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).	
Commercial Service Activity	means any activity that provides commercial services rather than goods. It includes: <ul style="list-style-type: none"> a. bank; b. commercial indoor fitness centres/gymnasiums/play areas; c. professional and financial services; d. commercial sexual services; e. dry cleaner; f. funeral director premises; g. hair dresser; h. real estate agent; i. show home; j. travel agent; and k. veterinary clinic. 	
Community care housing	means special care housing used for the rehabilitation or care of any group of persons.	
Community corrections activity <i>NPS</i>	means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.	
Community facility <i>NPS</i>	means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility .	

Term	Definition
Contractor's yard	<p>means a yard-based depot where there is storage of machinery and materials, plus ancillary buildings, for the purpose of operating a contracting business, including:</p> <ul style="list-style-type: none"> a. earthmoving; b. scaffolding; c. construction; and d. roading and other infrastructure.
Drive-through activity	<p>means any activity with a substantial focus on drive-through transactions, including service stations and drive-in or drive-through retail and services outlets and restaurants.</p>
Drive-through restaurant	<p>means any land or building on or in which food and beverages are prepared, served and sold to the public inclusive of a facility designed to serve customers in their vehicles, for the consumption on or off the premises and may include an ancillary cafe or playground area.</p>
Early childhood centre	<p>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.</p>
Educational facility <i>NPS</i>	<p>means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities.</p>
Emergency service facility	<p>means places occupied by organisations that respond to and deal with accidents, emergencies, or urgent problems such as fire, illness, or crime.</p> <p>Includes:</p> <ul style="list-style-type: none"> a. police, fire and ambulance stations; b. surf lifesaving activities; c. administration related to emergency services; d. vehicle and equipment storage and maintenance; and e. personnel training. <p>Excludes:</p> <ul style="list-style-type: none"> f. healthcare activities; g. hospitals; and h. private security companies.
Entertainment and hospitality activity	<p>means any activity where the primary business is providing entertainment or hospitality.</p>
Entertainment facility	<p>means any commercial facility used for leisure, entertainment or hospitality. It includes:</p> <ul style="list-style-type: none"> a. cinemas; b. theatres; c. concert venues; d. conference centres; and e. private function facilities.

Term	Definition
External sound insulation level	<p>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:</p> <p>ISO 717-1:2013 Acoustics - Rating of sound insulation in buildings and of building elements - Part 1: Airborne sound.</p> <p>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 <i>ISO 140-5:1998 Acoustics - Measurement Of Sound Insulation In Buildings And Of Building Elements, Part 5: Field Measurements Of Airborne Sound Insulation Of Façade Elements And Facades</i>.</p>
Food and beverage activity	<p>means any activity where the primary business is selling food or beverages for immediate consumption on or off-site.</p> <p>It includes:</p> <ul style="list-style-type: none"> a. restaurants; b. cafes; c. bars; d. taverns; and e. take-away food bars <p>It excludes:</p> <ul style="list-style-type: none"> f. retail activities; g. supermarkets; and h. drive-through restaurants.
Garden centre	<p>means any land and/or buildings used principally for the storage, display and sale of shrubs, plants, seedlings, and associated home garden supplies.</p>
Gross floor area <i>NPS</i>	<p>means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells) measured:</p> <ul style="list-style-type: none"> (a) where there are exterior walls, from the exterior faces of those exterior walls; (b) where there are walls separating two buildings, from the centre lines of the walls separating the two buildings; (c) where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.
Habitable room <i>NPS</i>	<p>means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room</p>
Healthcare activity	<p>means the use of land and/or buildings for providing physical or mental health or welfare services, including:</p> <ul style="list-style-type: none"> a. medical practitioners; b. dentists and dental technicians; c. opticians;

Term	Definition
	<ul style="list-style-type: none"> d. physiotherapists; e. medical social workers and counsellors; f. midwives; g. paramedical practitioners; h. alternative therapists; i. providers of health and wellbeing services; j. diagnostic laboratories; and k. accessory offices; <p>but excluding hospitals.</p>
Home business <i>NPS</i>	<p>means a commercial activity that is:</p> <ul style="list-style-type: none"> a. undertaken or operated by at least one resident of the site; and b. is incidental to the use of the site for a residential activity.
Hospital	<p>means the use of land and/or buildings for the primary purpose of providing medical, surgical, mental health, oral health, maternity, geriatric and convalescent or hospice services to the community. This includes:</p> <ul style="list-style-type: none"> a. medical and psychiatric assessment, diagnosis, treatment, rehabilitation and in-patient care services, including operating theatres; b. dispensaries; c. outpatient departments and clinics; d. medical research and testing facilities, including diagnostic laboratories; e. medical training and education; f. helicopter landing and ambulance facilities; g. first aid and other health-related training facilities; h. rehabilitation facilities, including gymnasiums and pools; i. palliative facilities; j. hospice facilities; k. residential care services and facilities; l. temporary living accommodation m. secure facilities; n. mortuaries; and o. operations and maintenance support services, including laundries, kitchens, cafeterias, refreshment facilities, generators, substation, storage facilities, ancillary offices, ancillary retail, ancillary childcare and ancillary business services and workshops.
Industrial activity <i>NPS</i>	<p>means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.</p>
Integrated retail activity	<p>means a building or development which comprises multiple retail activities that are operated or managed as a single entity, regardless of whether or not they are located on separate legal titles, and that share one or more of the following:</p>

Term	Definition
	<ul style="list-style-type: none"> a. servicing or loading facilities; b. vehicle or pedestrian access; c. car parking; and d. public spaces or facilities. <p>It includes:</p> <ul style="list-style-type: none"> e. shopping malls; and f. foodcourts.
Kohanga reo	means premises where pre-school children are taught and cared for in accordance with tikanga Maori (Maori customs).
Landscaping	means the provision of tree and shrub planting, and may include ancillary lawn, rocks, paved areas or amenity features.
Large format retail activity	means any individual retail activity with a store or individual tenancy exceeding 450m ² gross floor area.
Light industrial activity	means industrial activity that does not involve the use of heavy machinery and does not generate objectionable odour, dust or noise.
Loading	means the loading and unloading of a vehicle including adjusting, covering or tying its load.
Motor vehicle wrecking	means any land and/or building used for the dismantling and storage of wrecked motor vehicles for private or commercial purposes.
Motorised Recreation (PC49)	<p>Motorised recreation include vehicles, quad bikes, motorbikes, SUV, petrol/ other volatile fuel powered bicycle and highly powered e-bikes with power outputs exceeding that of the Land Transport Act definition of a bicycle, which are used for purposes other than access.</p> <p>Light Utility Vehicles (LUVs), also known as side by sides, go karts and larger LUVs are considered the same category as 4WD's for access and management purposes.</p> <p>This excludes motorised recreation associated with temporary events and miniature railways.</p>
Net floor area <i>NPS</i>	<p>means the sum of any gross floor area; and</p> <p>(a) includes:</p> <ul style="list-style-type: none"> (i) both freehold and leased areas; and (ii) any stock storage or preparation areas; but <p>(b) excludes:</p> <ul style="list-style-type: none"> (i) void areas such as liftwells and stair wells, including landing areas; (ii) shared corridors and mall common spaces; (iii) entrances, lobbies and plant areas within a building; (iv) open or roofed outdoor areas, and external balconies, decks, porches and terraces; (v) off street loading areas; (vi) building service rooms; (vii) parking areas and basement areas used for parking, manoeuvring and access; and (viii) non-habitable floor spaces in rooftop structures.

Term	Definition
Noise-sensitive activity	means: <ul style="list-style-type: none"> a. residential activity; b. marae; c. hospital; d. healthcare activity; e. educational facility; or f. visitor accommodation activity.
Office activity	means an activity conducted within a building and focusing on business, government, professional or financial services and includes the personal service elements of these activities.
Outdoor living space <i>NPS</i>	means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.
Passive Recreation (PC 49)	means the use of land and/or buildings for passive recreation and leisure activities which are informal, including walking, running, and cycling. Excludes motorised activities.
Refuse transfer station	means facilities used for receiving, storing, collecting, processing and transferring waste materials not generated on-site and may include a recycling station.
Research activity	means the use of land and buildings for the purpose of scientific research, inquiry or investigation, product development and testing, consultancy and marketing of research information including: <ul style="list-style-type: none"> a. laboratories; b. quarantine facilities; c. pilot plant facilities; d. workshops; and e. ancillary activity including offices, food and beverage activity, childcare services, training and education facilities, conference and function facilities, and care-taker accommodation.
Residential activity <i>NPS</i>	means the use of land and building(s) for people's living accommodation.
Residential unit <i>NPS</i>	means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.
Restaurants	means 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.
Retail activity	means activities where the primary business is displaying and/or offering goods for sale or hire to the general public with a gross floor area not exceeding 450m ² .
Retirement village <i>NPS</i>	means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities .

Term	Definition
Reverse sensitivity	means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained.
Sensitive activity	means: <ul style="list-style-type: none"> a. residential activity; b. marae; c. hospital; d. healthcare activity; e. educational facility; f. retirement village; g. visitor accommodation activity; or h. place of worship.
Service station	means a vehicle orientated facility where the principal activity is the refuelling of motorised vehicles and the sale of products and services associated with fuels and/or motor vehicles including lubricating oils, kerosene, LPG, spare parts, carwash facilities. It may include ancillary activities such as car wash facilities, trailer hire and the sale of food and beverage.
Sport and Active Recreation (PC49)	means the use of land and/or Buildings for organised and informal sports activities, tournaments and sports education, on both land and water. It includes ancillary activities to sport and recreation activities, but excludes temporary events or motorised activities.
Structure <i>NPS</i>	has the same meaning as in section 2 of the RMA (as set out in the box below) <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft. </div>
Supermarket	means a retail shop selling a wide range of foodstuffs and non-food grocery items for consumption and use off-site, where foodstuffs comprise more than 90 percent of the total retail floor space. Foodstuffs include: <ul style="list-style-type: none"> a. fresh produce, meat, fish and dairy; and b. chilled, frozen, packaged, canned and bottled foodstuffs and beverages. Non-food grocery items include: <ul style="list-style-type: none"> c. cooking, cleaning and washing products; d. kitchenwares; and e. toiletries.
Trade supplier	means a business engaged in sales to businesses and institutional customers (but may also include sales to the general public) and consists only of suppliers of goods in one or more of the following categories: <ul style="list-style-type: none"> a. automotive and/or marine suppliers; b. building suppliers; c. catering equipment suppliers; d. farming and agricultural suppliers; e. garden and patio suppliers;

Term	Definition
	<ul style="list-style-type: none"> f. hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items); g. industrial clothing and safety equipment suppliers; and h. office furniture, equipment and systems suppliers.
Verandah	means 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 <i>NPS</i>	means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities .
Warehouse	means any building or part of a building , or land , where materials, articles or goods are stored.
Waste management facility	<p>means facility used for receiving waste for transfer, treatment, disposal, or temporary storage.</p> <p>It includes:</p> <ul style="list-style-type: none"> a. refuse transfer stations; and b. recycling. <p>It excludes:</p> <ul style="list-style-type: none"> c. landfills.
Yard sale activity	means 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.

PC54 Commercial and Industrial – Nesting Tables

The draft nesting tables below shows the relationship of different activities by categories and sub-categories.

Commercial Activities	
Commercial activities	
Commercial service activities	
Banks	
Commercial indoor fitness centres, gymnasiums and play areas	
Commercial sexual services	
Dry cleaners	
Funeral director premises	
Hairdressers, beauty and nail salons	
Professional and financial services	
Real estate agencies	
Travel agencies	
Veterinary clinics	
Offices	
Retail activities	
Antiques, used goods and charity shops	
Bakeries	
Clothing and footwear	
Dairies	
Electrical goods	
Homeware	
Jewellery	
Recreational goods and sports stores	
Large format retail activities	
Retail over 450m ² GFA	
Garden centres	
Supermarkets	
Integrated Retail Activity	
Shopping Mall	
Foodcourt	
Indoor Markets	

Commercial Activities

Drive-through activities

Drive-through restaurants

Service Stations

Entertainment and hospitality activities

Food and beverage activities

Bars and taverns

Restaurants and cafes

Takeaway food bars

Entertainment facilities

Cinemas

Concert venues

Conference centres

Night clubs

Private function facilities

Theatres

Visitor accommodation

Backpackers

Bed and breakfast accommodation

Boarding houses

Camping grounds

Hostels

Hotels

Motels

Student accommodation

Home businesses

Trade Supplier

Building and Hardware Supplier

Hire Services

Marine Retail

Motor Vehicle Sale

Yard Sale Activity

Retirement villages

Industrial Activities

Industrial activities

Bus Depot
Contractor's yards
Firewood processing and sales
Freight Depot
Industrial Laboratories
Light Industrial Activity (needs definition)
Manufacturing
Relocatable house construction and storage
Repair and Maintenance Service
Storage and Lock-up Facility
Warehouse
Waste Management Facility
Refuse Transfer Station