Part 1: Introduction & General Provisions

INTERPRETATION

CONTENTS

DEFINITIONS 3
Introduction 3
Definitions 3
ABBREVIATIONS 42

DEFINITIONS

NGĀ WHAKAMĀRAMA

Status: Definitions is Operative and subject to Plan Change 9. Plan Change 9 proposed amendments. Final recommendations from Council's reporting officers are shown in underline and ~~strikethrough~~. Additional changes by the Independent Hearing Panel arising directly out of its recommendations are shown in grey highlight.

INTRODUCTION

This part sets out the definitions of terms and expressions used within this District Plan. If a term is not defined in the table then the meaning should be taken to be the same as that found in section 2 of the Resource Management Act 1991 (referred to as 'the Act'), or failing that to be taken to have the same meaning as the common dictionary definition.

DEFINITIONS

Term	Definition
accessory (activity or building)	an activity, building or structure which is incidental to the principal activity on any site. Activity that is of a scale, character or intensity that can be considered to be independent of the principal activity is not considered to be accessory, for example a residential building that is occupied by an independent household is not an accessory building. A Rural Contractors Depot is considered to be accessory to an agricultural production activity if it is in the Rural 1 Zone and carried out by a maximum of those persons normally employed on the site, plus up to three additional persons for no more than a six month period from 1 July of each year to 30 June of the following year. A quarry is considered to be accessory if it is carried out on the site of an agricultural or forestry activity for the purpose of providing material for use solely on the site and is for a purpose that is reasonably required in connection with a permitted activity on site.
access site	Any separate site used primarily for access to a site or to sites having no legal frontage. Excludes: sites 5m or more in width that are not legally encumbered to prevent the construction of buildings.
access way (or entrance strip)	An access leg or legal access that extends from the road frontage to a point at which it becomes over 5m wide, measured at right angles to its course. "Course" is deemed to mean the bisection of the directions of the boundaries forming the side of the entrance strip.
access strip (pedestrian access way)	a strip of land created by the registration of an easement for the purpose of allowing public access.
accident	In relation to contaminated land and hazardous substances: a sudden event causing harm to people, property or the natural environment.

Term	Definition
acutely toxic	In relation to contaminated land and hazardous substances: adverse effects caused by a substance with toxic properties occurring within a short time following exposure to that substance.
active frontage	building frontages designed to encourage pedestrian activity, interaction between the activities within the building and the public space in the road, or for the display of the goods and services for sale within the building.
AEP	Annual Exceedance Probability A 1% AEP identifies a 1% (1 in 100) chance of there being a flood event of this size or larger in any given year. Also known as 100 year return period event or primary risk zone. A 2% AEP identifies a 2% (1 in 50) chance of there being a flood event of this size or larger in any given year. This is also known as a 50 year return period event or secondary risk zone. ~~The 2% AEP is shown on Planning Maps 208 for Lake Rotorua and Lake Rotoiti.~~
agrichemical	any substance, whether inorganic or organic, man-made or naturally occurring, modified or in its original state, that is used in any agriculture, horticulture or related activity to eradicate modify or control flora and fauna but excludes fertilisers, vertebrate pest control products and oral nutrition products.
agricultural production activities	an agricultural or horticultural activity having as its primary purpose the production of goods for human or animal use and consumption and includes any livestock or crop using the in-situ soil, vegetation, water and air as the medium for production, and must include maintaining the ground cover. For the avoidance of doubt agricultural production activities includes: a. Packing sheds and accessory activities including the storage and initial processing of horticultural and agricultural products produced on site; b. The storage and disposal of solid and liquid animal waste; c. Greenhouses/glasshouses with a permeable floor and where the soil profile is maintained; d. Accessory activities.
aircraft engine testing	for the purposes of engine maintenance and does not include normal operational aircraft engine run-ups (i.e. aircraft warming up prior to take off) or any noise generated by aircraft towed or being taxied to or from any engine testing location.
aircraft flight path	the actual path of an aircraft in flight, following take-off from or prior to landing at the Airport for so long as that aircraft remains subject to air traffic control at the Airport. For flight paths in relation to helicopters see definition 'Helicopter flight path'.
aircraft operations	the landing and taking off of any aircraft, aircraft taxiing, or aircraft flying along any Aircraft flight path within the Outer Control Area, the Inner Control Area or the Air Noise Area.

Term	Definition
air noise area	the area of land that has been assessed as being likely to have future aircraft noise levels above L_{dn} 65dBA as is shown on Planning Map 207
allotment	has the same meaning as in section 218 of the RMA (as set out in the box below) means— a. any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not— i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or ii. a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or b. any parcel of land or building or part of a building that is shown or identified separately— i. on a survey plan; or ii. on a licence within the meaning of Part 7A of the Land Transfer Act 1952; or c. any unit on a unit plan; or d. any parcel of land not subject to the Land Transfer Act 1952.
amenity values	has the same meaning as in section 2 of the RMA (as set out in the box below) 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.
ancillary retail	any retail that is subsidiary to the production or distribution of the goods on site. The ancillary retail should be of secondary nature to the main purpose of the site.
animal housing	a building or structure for the enclosure and shelter of animals such as for homing of dairy cows through the winter months or raising of calves indoors from birth to weaning and which includes an integral and sustainable effluent treatment system that results in a reduction of nutrient losses.
antenna	any telecommunication, radio communication and broadcasting apparatus used for transmission or reception including the antenna mounting and shroud but not any supporting mast or similar.
aquifer	means a permeable geological formation, group of formations, or part of a formation, beneath the ground, capable of receiving, storing, transmitting and yielding water.
bar	a retail business that serves alcoholic drinks for consumption on the premises.
bed and breakfast	guest accommodation provided within a ~~household~~ residential unit and its accessory buildings for a maximum of 8 guests where the owner or manager is resident on the site.
benchmark	see 'nutrient benchmark'.

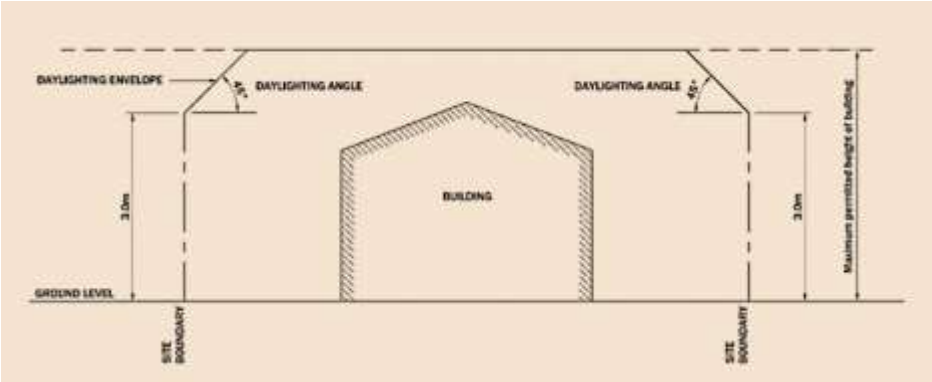
Term	Definition
bio-accumulation	has the same meaning as in section 2 of the HSNO Act (as set out in the box below) means accumulation within the tissue of living organisms.
biomass processing	processing biological material including plant or animal matter and converting this into an energy source, fibres or industrial chemicals, including bio-fuels.
bio-vegetation or biodiversity vegetation areas	those areas shown on the planning maps as 'Biodiversity Vegetation Areas' which have a potential value for maintaining and enhancing biodiversity and habitat and where specific rules in the relevant zone chapters manage the removal of indigenous vegetation.
BOD5	In relation to contaminated land and hazardous substances: a biochemical oxygen demand (measured over a five day period) which is the amount of dissolved oxygen in a body of water required for the breakdown of organic material in the water.
brunswick park	that part of the Rural 2 zone comprising Brunswick Drive and all roads off it and bounded by State Highway 30, the Waiohewa Stream and State Highway 33.
buffering	involves managing an area of indigenous vegetation surrounding a site in order to reduce adverse effects on the site. Buffer areas protect key areas and sites from possible disruptive external influences such as inappropriate land use. The effect of buffer zones is to maintain or improve the quality of the site.
building	any permanent building, structure, or part of a building. In addition to its ordinary and usual meaning it shall include any vehicle, caravan or construction whether movable or immovable used as a place of residence or business or for assembly or storage purposes; However, the following are not considered to be buildings and shall be excluded from the definition (all measurements are measured externally):- a. any construction with a roof not exceeding 2 metres in height. b. any retaining wall or breastwork not exceeding 1.5 metres in height. c. any fence or wall not exceeding 2 metres in height. d. any structure not exceeding 2 metres in height. e. any pool or tank not more than 1.2 metres in height, (including a retention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub). f. any flagpole, mast, radio or television aerial or dipole antenna which does not exceed 7 metres in height above the point of attachment or its base support. g. any pole, mast or tower (including any transmission line support structure) erected by a network utility operator that is required for the purpose of providing its services. h. any pole supporting lighting which does not exceed 7 metres in height. i. any part of a deck or terrace which is not more than 1.5 metres above ground level and including any fence or wall (other than a retaining wall) not exceeding 2 metres in height. j. any satellite dishes not exceeding 1 metres in diameter. k. chimneys, ornamental towers, turrets, lift towers, machinery rooms, domestic water towers, and rural accessory structures such as silos and windmills, provided that such structures:

Term	Definition
	l. do not exceed a height of 6 metres above the maximum height normally permitted by the performance standards requirements in the relevant zone*;* m. do not exceed a floor area equal to 10% of the area of the roof to the storey immediately below; and n. do not increase the area of shadow on any affected footpath by more than 10%. o. maimai, public recreation tracks and structures. p. geothermal pipelines. q. pipes for the purpose of water supply. r. lake structures. For the purpose of NHZ Natural Hazards means a temporary or permanent movable or immovable physical construction that is: 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
building façade	The exterior face or frontage of the building facing the street, including the wall and windows. For a building on a corner site, each face of a building is a separate building façade.
building footprint	means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.
buildings of low importance	in relation to buildings within ~~fault avoidance areas~~ NH Natural Hazards, ~~non-habitable buildings and structures presenting a low degree of hazard to life and other property: examples are structures with a total floor area of less than 30m²~~, ~~farm buildings, isolated structures, towers in rural situation, fences, masts, walls and in-ground swimming pools.~~ means buildings posing low risk to human life and the environment, and a low economic cost, should the building fail. These are typically small (less than 30m²) non-habitable buildings, such as sheds, barns, and the like, that are not normally occupied, though they may have occupants from time to time.
building coverage (or site coverage for buildings)	means the percentage of the net site area covered by the building footprint.
cafe	see 'restaurant.'
call centre	a centralised office used for transmitting a large volume of requests by telephone.
carrier	the use of any land or buildings which is primarily used for the receipt, dispatch or consolidation of goods in transit being transported by road, including a transport operator's depot where the goods are not processed on that land or building.
character	the quality of an area that arises from a combination of its appearance and land use.
chronic toxicity	In relation to contaminated land and hazardous substances: adverse effects caused by a substance with toxic properties which occur either after prolonged exposure or an extended period after initial exposure.

Term	Definition
city entranceways	the principal approaches through the urban area by road to the city centre, the character and appearance of which are important in creating a positive perception of the city by visitors.
cleanfill	natural materials such as clay, soil, rock and such other materials such as concrete, brick or demolition products that are free of: a. components liable to combust or rot (including green waste) apart from up to 10% by volume untreated timber in each load. b. hazardous substances or materials (such as municipal waste) likely to create leachate by means of biological or chemical breakdown. c. any products or materials derived from hazardous waste treatment, stabilisation or disposal processes.
clean production	In relation to contaminated land and hazardous substances: the use of techniques to reduce the need for raw materials and/or energy and the amount of wastes generated. These techniques may include the use of recyclable materials, the use of less hazardous substances or the reduction in their quantity and the use of renewable resources.
code of practice	In relation to contaminated land and hazardous substances: any document for the purpose of specifying procedures and practices, or equipment and facilities for the management of hazardous substances, including documents issues and approved in accordance with HSNO.
colonnade	a row of columns holding up a roof, either freestanding or attached to a building.
commercial vehicle	see 'vehicle'.
commercial entertainment	In relation to Lakefront East Mixed Use Precincts: a place providing an event or activity that aims to entertain, amuse and interest an audience of one or more people and includes theatre, cinema, dance, music and games.
commercial services	In relation to Lakefront East Mixed Use Precincts: any building or part of a building which provides a small scale service facility that is accessory to a larger commercial service located elsewhere and includes banking services such as currency exchange, travel and real estate agencies.
community facility	land or buildings which are used in whole or in part for the assembly of persons for such purposes as deliberation, or social entertainment or similar purposes and includes such buildings used for clubrooms, arts, museum and cultural community premises, community theatres, conference rooms, churches, and meeting rooms, not for profit social support and services but does not include a chartered club or building designed specifically for indoor recreation.
community housing	a place of residence for a maximum of eight persons (i.e. all residents including resident staff) where some element of care or support is provided for residents. The definition includes emergency housing (including temporary overnight accommodation) and rehabilitation centres, but excludes facilities where the movement of residents is legally restricted.

Term	Definition
community information signs	any sign used by a community-based or charitable organisation for non-commercial purposes to advertise, inform, campaign, drive or promote their activities, provide advice on a community facility or service, or to promote community health, welfare or social wellbeing.
comprehensive residential develop-ment excluding for the Wharenui road development area	development of a site such that it will be occupied by three or more ~~household~~ residential units.
comprehensive residential development for the Wharenui road development area	a residential development comprehensively designed in accordance with Rule 4.5.168 within a parent lot of at least 3000m^2 in size. The parent lot may be subdivided by way of fee simple title, strata title or leasehold title to any lot size provided the intensity of development of the parent lot complies with Appendix A5.3.
contaminant	has the same meaning as in section 2 of the RMA (as set out in the box below) includes any substance (including gases, odorous compounds, liquids, solids, and microorganisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat— a. when discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or b. when discharged onto or into land or into air, changes or is likely to change the physical, chemical, or biological condition of the land or air onto or into which it is discharged.
contaminated land	has the same meaning as in section 2 of the RMA (as set out in the box below) means land that has a hazardous substance in or on it that— a. has significant adverse effects on the environment; or b. is reasonably likely to have significant adverse effects on the environment. This includes land which has been confirmed as being contaminated, either by: a. a regional council, normally identified in a schedule of sites, often described as "Confirmed Contaminated" or "Contamination Confirmed" in the Selected Land Use Register; or b. soil testing undertaken in accordance with the Ministry for the Environment guideline series, Contaminated Land Management Guidelines, and the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. the definition of potentially contaminated that is not included in this definition.
controlled activities	activities as defined in section 87A(2) of the RMA that are listed as Controlled Activities by a rule in this Plan. Council must grant consent, and may impose conditions, but only on the matters over which the district plan has specifically reserved its control. The activity must also meet the performance standards for the zone.

Term	Definition
convenience retail	a retail shop in which everyday goods and/or services are provided, sold, displayed for sale or leased to the general public and includes such activities by way of example, but not limited to: dairies; postal; hairdressers; groceries; toiletries; alcoholic and soft drinks; tobacco products; newspapers; stationery and magazines; fresh meat, fish and poultry; fresh fruit and vegetables; pharmaceuticals; bakeries; alterations and/or repairs to clothing and footwear including key cutting; dry cleaning and laundry services.
corrosive	In relation to contaminated land and hazardous substances: capability to break down metal or human tissue on contact – see HSNO regulations.
CPTED	crime prevention through environmental design (CPTED) is a multi-disciplinary approach to deterring criminal behaviour through environmental design. Key features of CPTED are an increase in passive surveillance, natural access control, natural territorial reinforcement, maintenance and activity support.
cultivation	means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock), for the purpose of sowing, growing or harvesting of pasture or crops.
cultural heritage	an expression or a tangible representation developed by value and belief systems of communities linked through whakapapa. The total of inherited ideas, beliefs, values and knowledge which constitute the shared basis of social action.
cumulative risk	In relation to contaminated land and hazardous substances: the risk posed by activities involving the use, storage, disposal or transportation of hazardous substances added to or multiplied by risks from other hazardous facilities.
dairy manufacturing and associated activities	a. any activities relating to the processing of milk and production of milk related products, including: b. milk reception, processing and production facilities; c. access; d. parking; e. rail sidings; f. storage, processing and disposal of waste material; g. storage facilities; h. workshops; i. laboratories, Research establishments; j. rural based industries; k. accessory buildings to any permitted activity (not for habitation) and ancillary activities including offices associated with any permitted activity; l. demolition of buildings and structures except those listed in Part E 17.7 (Schedules); m. energy generation, steam production and water heating and boilers; and n. export of surplus electricity off site.
day spa	spa services offered over a day or part of a day, but does not include accommodation.
daycare centre	any premises for the care of five or more children not residing on the site, by the day or for part of the day, whether for reward or not.

Term	Definition
daylight envelope	the daylight envelope, in zones other than the Residential 1 and 2 Zones, is taken from any point on the boundary at a height of 3 metres above natural ground level and rises at a 45 degree angle (i.e. rising 1 metre for every 1 metre from that boundary) until it crosses the maximum permitted height for the zone. 
definitive land use change	a specified change identified in section 13.10.3.4.b that will achieve a reduction in nutrient losses. The reduction is considered 'significant' where it is in accordance with the scale of change shown in the table in that section.
designation	a provision in the district plan to authorise a project or work by a Minister of the Crown, a local authority, or a network utility operator to be carried out. A resource consent application is not required for work in accordance with the designation.
development	change involving new buildings, alteration of buildings, or a new or altered use of land or buildings.
development plan	a plan of a proposed subdivision or development of land in order to illustrate the outline of the development of a site or area. Details required include all or some of the following: a. The number and location of ~~household~~ residential units or other buildings. b. Design and external appearance of the buildings. c. The means of access to a road. d. The means of providing services (potable water supply, stormwater and sewage disposal, electricity, gas and telecommunications). e. Landscaping of the site (including earthworks, existing planting to be retained, proposed planting, fencing or other means of enclosure, and any other hard landscaping features). f. Any proposal for the staging of the development.
discharge	has the same meaning as in section 2 of the RMA (as set out in the box below) includes emit, deposit, and allow to escape.
discretionary activities	activities as defined in section 87A(4) of the Act and identified as Discretionary Activities by a rule in this Plan. Council can exercise its full discretion in deciding to decline or grant consent with or without conditions.

Term	Definition
disposal	In relation to contaminated land and hazardous substances: has the same meaning as in section 2 of the HSNO Act (as set out in the box below) in relation to hazardous substance, - a. treating the substance in such a way that it is no longer a hazardous substance; or b. discharging the substance into the environment as waste; or c. exporting the substance as waste from New Zealand.
disturbance of vegetation	the disturbance, removal, clearance, destruction, cutting, crushing, desiccation, burning or grazing of *exotic* or *indigenous vegetation* with the exception of: a. normal domestic-scale trimming and maintenance; b. the maintenance of walking and cycling tracks; c. the collection of plant material for scientific purposes; d. the collection of plant material by the Tangata Whenua for maintaining traditional practices of rōngoa (medicinal purposes), rāranga (weaving) and mahi whakāiro (carving); e. the clearance and control of pest plants (included in the Bay of Plenty weed index or national pest plant accord); and f. normal farming practices to maintain water supply, farm tracks, fences, culverts and pasture, including from invasive regrowth.
drain	means any artificial watercourse, designed, constructed, or used for the drainage of surface or subsurface water, but excludes artificial watercourses used for the conveyance of water for electricity generation, irrigation, or water supply purposes.
drinking water	means water intended to be used for human consumption; and includes water intended to be used for food preparation, utensil washing, and oral or other personal hygiene.
drive through restaurant	a restaurant or takeaway food premise which provides a facility for the ordering, payment and collection of food by persons driving vehicles through the site.
earthworks	the disturbance of land surfaces by excavation or filling.
ecological sequence	a series of two or more connected ecosystems or vegetation types that retain transition zones along an environmental gradient. Such sequences should be largely intact (e.g. perhaps bisected by roads but not by large tracts of non-native land cover), such that they can be traversed by the majority of indigenous species that are reliant on such sequences for the completion of part or all of their life-cycles (either by deliberate movement or dispersal of propagules such as seed or pollen). An exceptional representative sequence will be one of the best examples of its type, taking into account its intactness, composition and ecological processes.
ecosystem	In relation to contaminated land and hazardous substances: a biotic community and its abiotic environment, considered together as a unit. Ecosystems are characterised by a flow of energy that leads to trophic status and material recycling.
ecosystem services	the benefits people obtain from ecosystems. These include:

Term	Definition
	a. provisioning services (such as food and water); b. regulating services (such as flood and disease control); c. cultural services (such as spiritual, recreational and cultural benefits); and d. supporting services (such as nutrient cycling) that maintain the conditions of life on Earth.
eco-toxic	In relation to contaminated land and hazardous substances: has the same meaning as in section 2 of the HSNO Act (as set out in the box below) means capable of causing ill health, injury, or death to any living organism.
educational facilities	includes learning activities such as pre-school, primary, secondary and tertiary institutions and institutions delivering educational services for groups such as unemployed people, youth, elderly or groups with special educational needs.
effect	In relation to contaminated land and hazardous substances: has the same meaning as in section 2 of the HSNO Act (as set out in the box below) includes - a. any potential or probable effect; and b. any positive or adverse effect; and c. any temporary or permanent effect; and d. any past, present or future effects; and e. any acute or chronic effect; and f. any cumulative effect which arises over time or in combination with other effects.
electricity generation core site	site for electricity generation through the use of electricity generation infrastructure, network utilities, dams, spillways , powerhouses and associated generation equipment, switchyards, electricity transmission, distribution and their associated support structures and transformers as shown on the planning maps.
emergency management plan	In relation to contaminated land and hazardous substances: a regular updated document serving as an emergency response guide by identifying and cataloguing the elements required to respond to an emergency, and defining responsibilities and specific task in an emergency.
enclosure of livestock	activities involving the enclosure of livestock, animals and poultry, including kennels, catteries, intensive pig and poultry farming, and sale yards. For the avoidance of doubt the definition of 'Enclosure of livestock' does not include activities under the definition of 'Animal Housing'.

Term	Definition
environment	has the same meaning as in Section 2 of the RMA (as set out in the box below) includes: a. ecosystems and their constituent parts, including people and communities; and b. all natural and physical resources; and c. amenity values and d. the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraph (1) to (3) of this definition or which are affected by those matters.
environmental management system	In relation to contaminated land and hazardous substances: part of the overall management system that includes organisation structure, planning activities, responsibilities, practices, procedures, processes and resources for developing, implementing, achieving, reviewing and maintain the environmental policy (IOS/IDS 14050).
environmentally sensitive areas	In relation to contaminated land and hazardous substances: areas that, in the judgement of the local community and/or regulatory authority should not be subject to more than a specified low risk, or where additional safeguards are required when undertaking activities exceeding the specified low risk. Environmentally sensitive areas may include aquifers, waterways, wetlands, coastal environments, special ecosystems or species habitat.
ephemeral watercourse	means a watercourse or valley that is normally dry but which has surface flowing water or ponding during rainfall. For the purposes of defining useable hectares, it carries or ponds water in a 10% AEP flood event.
esplanade reserve	a reserve vested in the Council for the purposes of conservation, public access, or public recreational use of a river or lake.
esplanade strip	has the same meaning as in section 2 of the RMA (as set out in the box below) means a strip of land created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229.
exploration and prospecting	means any activity undertaken for the purpose of identifying mineral deposits or geothermal resources or occurrences and evaluating the feasibility of extracting these particular deposits, resources or occurrences and includes any drilling, dredging or excavation (whether surface or sub-surface) that is reasonably necessary to determine the nature and size and characteristics of the deposit, resource or occurrence.
explosive	In relation to contaminated land and hazardous substances: capability of sudden expansion owing to release of internal energy.
expressiveness	legibility – natural features and landscapes clearly demonstrate the natural processes that formed them. Exceptional examples of natural process in landscape exemplify the particular processes that formed that landscape.

Term	Definition
existing lake structures	lake structures that have been lawfully established, including those in or on the 12 Te Arawa lakebeds as outlined in section 33 of the Te Arawa Lakes Settlement Act 2006 and existing on or before 25 September 2006.
extent of place	(in relation to the place where a heritage structure is located) comprises the area that is integral to the function, meaning and relationships of the place and illustrates the historic heritage values identified for the place. For the purpose of the provisions in this plan extent of place shall be limited to the site or sites containing the heritage structure.
fertiliser	means a substance or biological compound or mix of substances or biological compounds in solid or liquid form, that is described as, or held out to be suitable for, sustaining or increasing the growth, productivity or quality of soils, plants or, indirectly, animals through the application to plants or soil of any of the following: a. nitrogen, phosphorus, potassium, sulphur, magnesium, calcium, chlorine, and sodium as major nutrients; or b. manganese, iron, zinc, copper, boron, cobalt, molybdenum, iodine, and selenium as minor nutrients; or c. fertiliser additives to facilitate the uptake and use of nutrients; or d. non-nutrient attributes of the materials used in fertiliser. It does not include livestock effluent, human effluent, substances containing pathogens, or e. substances that are plant growth regulators that modify the physiological functions of plants.
flammable	In relation to contaminated land and hazardous substances means a substance that meets 1 or more of the minimum degrees of hazard for a flammable gas, a flammable liquid, or a flammable soli, or any combination of them – see HSNO regulations.
floor area	see 'net floor area', 'gross floor area' and 'trading floor area'.
forestry	forestry means the land preparation, planting, management and harvesting of trees for the production of timber or other produce from those trees, or carbon sequestration purpose, or soil or water conservation, shelter, recreation, landscaping, cultural or scientific purposes.
frontage	that boundary of a site which abuts a public or private road.
front yard	see 'yard'
functional need	means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment.
funeral home	premises used as a mortuary; a viewing room associated with a funeral business; a workshop, service area or garage associated with a funeral business; a facility for the purposes of directing or conducting funerals. Cremation facilities are excluded from the definition.
geothermal activity	geothermal and hydrothermal processes or discharges, actively altering or depositing rocks, minerals soils and waters (including steam) at or near to the ground surface. It includes geothermal gas, hot ground and acid ground.
geothermal feature	any natural landform, heated or chemically altered waters, rocks and soils created by a geothermal system. Features may be cold and inactive, extinct or dormant, or

Term	Definition
	actively altering or depositing rocks, minerals soils and waters at or near to the ground surface. Features are created by hot water or steam and/or gases given off from an underlying geothermal system or tectonic fault zone.
geothermal surface feature	geothermal surface features include active and dormant structures formed by surface manifestation of geothermal processes or discharges and includes any resulting earth forms, any geothermally activated geysers, fumaroles, sinter cones, tomos, mud pools, hot and cold water pools, springs, steam vents, pressure domes or fissures. A geothermal surface feature excludes geothermal gas, hot ground and acid ground, where it occurs in isolation from the surface feature.
geothermal system	a 'geothermal system' is an individual body of geothermal energy and water, not believed to be hydrologically connected to any other body. Such a system includes material containing heat or energy surrounding any geothermal water, and all plants, animals and other characteristics and geothermal features dependent on the body of geothermal energy and water.
geothermal vegetation	heat tolerant and highly tolerant indigenous vegetation associated with geothermal activity and geothermal surface features.
greywater	means liquid waste from domestic sources including sinks, basins, baths, showers and similar fixtures, but does not include sewage, or industrial and trade waste.
gross floor area (GFA)	the total floor area within a building of the actual room, rooms or spaces used for the particular activity or occupancy referred to, measured externally (i.e. from the outside face of exterior walls and the centre line of common walls and including those parts excluded from the calculation of NFA).
gully	land within a ravine formed by the action of water and that is not 'usable land'.
habitable room	a space used for activities normally associated with domestic living, including a bedroom, but excludes any conservatory, bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes-drying room, or other space of a specialised nature occupied neither frequently nor for an extended period.
hapū	a smaller collective, usually made up of related whānau, who may have one or several marae and other types of shared holdings, resources or interests, including sacred sites like urupā (grave sites).
hazard	In relation to contaminated land and hazardous substances: actual or potential source of harm or a situation with a potential to cause an adverse effect.
hazardous activity	In relation to contaminated land and hazardous substances: an activity which does not include the use, storage or otherwise handling or a hazardous substances but which may pose a risk to the environment or a community (for example earthworks).
hazardous facility	In relation to contaminated land and hazardous substances: activities involving hazardous substances being used, stored or disposed of on a site or part of a side, including vehicles for their transport. Hazardous facilities in the context of this chapter do not include: 1. the incidental use and storage of hazardous substances in minimal domestic-scale quantities for domestic use or retail sale. 2. the vehicles or applicators being used to apply diluted agrichemical substances in a manner consistent with their intended land use. 3. hazardous activities which do not involve hazardous substances but which may pose a risk to people or the natural environment due to the physical or

Term	Definition
	biological hazard (for example, earthworks, electromagnetic radiation or genetically modified organisms). 4. pipelines used for the transfer of hazardous substances such as gas, oil and sewage active substances, which are covered by other legislation.
hazardous substance	any substance with hazardous properties including those substances defined as hazardous for the purpose of the Hazardous Substances and New Organisms Act (HSNO Act).
Hazardous Substances and New Organism Act (HSNO)	In relation to contaminated land and hazardous substances: includes reference to both the Hazardous Substances and New Organisms Act 1996 and HSNO regulations in relation to hazard classification and life cycle requirements for hazardous substances.
hazardous waste	In relation to contaminated land and hazardous substances: is any waste that is listed in the New Zealand Hazardous Waste List in Attachment B in "towards a New Zealand Definition of Hazardous Waste" (October 1999) Ministry for the Environment, Technical Working Paper.
heavy vehicle	a vehicle with a gross vehicle mass exceeding 3500kg and includes a trailer, attached or detached.
height	the vertical distance between the highest point on the building at any point and natural ground level at that point. Refer also to the definition of natural ground level.
helicopter flight path	the clear path selected for helicopter flight extending upward and outward from the edge of the landing and the take-off area, and the alighting area of the pick up area. In relation to flight paths from the airport see definition of 'Aircraft flight path'.
helicopter take-off and landing area	is a defined area of land either at ground level or elevated on a structure used or intended to be used for the take-off and landing of helicopters and includes land used or intended to be used for the movement and servicing of helicopters and also includes land used or intended to be used for the reception of passengers.
high risk flood zones (Waikato River catchment only)	land within the Waikato River catchment that is subject to river or surface flooding during an event with an annual exceedance probability of no more than 1% and during such an event: a. The depth of flood waters exceeds one metre b. The speed of flood water exceeds two metres per second; or c. The flood depth multiplied by the flood speed exceeds one metre.

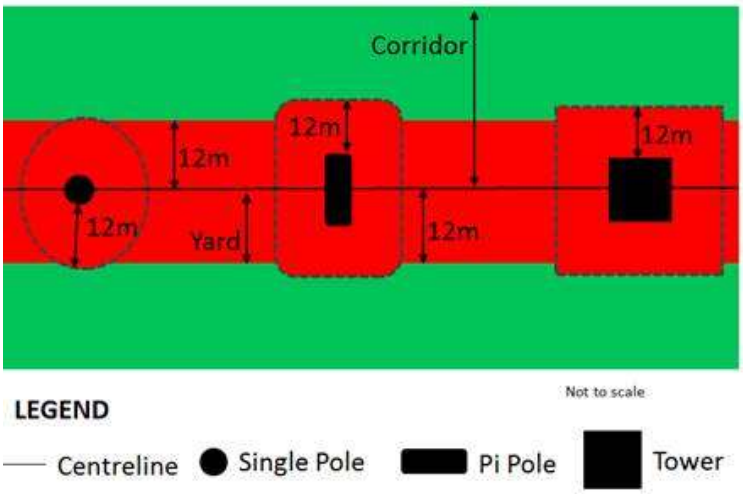
Term	Definition
historic heritage	natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: a. archaeological b. architectural c. cultural d. historic e. scientific f. technological and includes— a. historic sites, structures, places, and areas; and b. archaeological sites; and c. sites of significance to Māori, including wāhi tapū; and d. surroundings associated with the natural and physical resources
holiday park	an area of land used for rent, by holiday makers including cabins, tents, caravans or motor homes.
holiday rental accommodation	the use of a residential building, including temporary use of an established ~~household~~ residential unit, by paying guests, for short term holiday accommodation where the owner or manager is not resident on the site.
home based business	any home arts and crafts, professional, trade or consultancy business, other than Prohibited Activities, which is carried out by a resident or residents incidentally to the primary use of the site and complies with the following in all respects: a. The performance standards for the Zone in which the business is located; b. No more than one person living away from the site can be employed on site at any one time; c. The business does not involve outdoor storage of goods, or waste materials; d. The business does not involve the parking of heavy vehicles on site; and e. No display or retail of goods for sale may take place from the site. Except that in the Residential 3 zone this definition shall be expanded to include the sale or display in the Whakarewarewa Village and in Ōhinemutu of traditional Māori food, traditional and contemporary Māori crafts, and souvenirs; where the area used for such purpose or purposes does not exceed $80m^2$.
hospital	a. any hospital or institution for the reception and treatment of persons requiring medical treatment or suffering from any disease; or b. any maternity hospital; or c. any hospice and includes all clinics, dispensaries, out-patient departments, helicopter take off and landing areas, medical research and workshops, services, offices and accessory activities maintained in connection with, or incidental to, the primary healthcare activity.

Term	Definition
~~household unit~~	~~any building, part of a building or vehicle, whether temporary or permanent, that is occupied as a residence, including any structure or outdoor living area that is accessory to and used wholly or principally for the purposes of the residence.~~
Impervious surface	an area with a surface which prevents the infiltration of rainfall into the ground. For the purposes of this definition impervious surfaces include: a. roofs; b. paved areas including driveways and sealed/compacted unsealed parking areas; c. swimming pools; d. sealed and compacted unsealed roads; and e. soil layers engineered to be impervious such as compacted clay. For the purposes of this definition impervious surfaces excludes: a. any natural surface; b. grass and bush areas; c. gardens and other vegetated areas; d. porous or permeable paving and living roofs; e. permeable artificial surfaces, fields or lawns; f. slatted decks; and g. stormwater management devices not located beneath sealed or compacted surfaces
indigenous tree	a woody plant originating from New Zealand which ultimately forms part of the canopy or tallest stratum of a naturally occurring forest.
indigenous vegetation	any plant community containing species native to or occurring naturally in New Zealand as opposed to being introduced by humans (which may include a canopy, subcanopy, understory and ground cover as structural elements). It includes vegetation that has regenerated naturally or vegetation established with human assistance following disturbance or as mitigation for another activity, but excludes the clearance of indigenous vegetation consisting of the understorey beneath exotic or plantation forest areas or the clearance of indigenous vegetation from areas which plantation forestry has been harvested or cleared in the past 10 years where the modification or clearance of indigenous vegetation is necessary for the replanting of an existing plantation forest area or maintaining pasture.
indoor recreation	a recreation activity that is carried out within a building.
infill	subdivision for construction of additional ~~household~~ residential units on existing developed urban land.
inner control area	is the area that has been assessed as likely to have future aircraft noise levels between L_{dn} 60dBA and L_{dn} 65dBA as shown on the Planning Maps.
inundation	surface ponding caused by a 2% Annual Exceedance Probability (AEP) storm event (1 in 50 year return period flood event) or in the Waikato River catchment, caused by a 1% AEP storm event (1 in 100 year return period flood event).
issue	an existing or potential problem to be addressed, or a resource that is to be protected or enhanced.

Term	Definition
iwi	a tribe comprising a collective of hapū, whose people are interrelated through an eponymous ancestor. Iwi can be likened to a parent tribe.
kaitiaki/ kaitiakitanga	guardian/guardianship; intergenerational responsibility inherited through whakapapa and whanaungatanga at birth to care for the environment.
kaumātua housing	residential accommodation for Māori elders.
lake	has the same meaning as in section 2 of the RMA (as set out in the box below) means a body of fresh water which is entirely or nearly surrounded by land.
lake structure	any structure , whether temporary or permanent, moveable or immovable, where any part intrudes into, or is placed over a waterbody, the waters of a lake or river, or is on land that would be covered by water when the lake is at its 2% AEP flood level or in the Waikato River catchment, at a 1% AEP flood level (1 in 100 year return period flood event); and including: a. Jetties, wharves, boatsheds, ramps and slipways, marinas; and b. Walls and retaining walls built of any material including rock riprap or spawls. But excluding: a. Boats, motor craft and vessels; and b. Moorings and ski lanes in the reserved area, as well as weed cordon, buoys, poles, lights and beacons for navigation, safety or regulatory purposes as regulated in the Bay of Plenty Regional Navigation Safety Bylaw 2010 and Waikato Regional Council Navigation Safety Bylaw 2013; and c. Hydro electricity generation structures; and d. Maimai.
land	includes land covered by water and the airspace above land; and the surface of water in a lake or river.
~~landscaping~~ landscaped area	~~the treatment of a site or part of a site with hard materials or planting, for the purpose of protecting the character or enhancing the amenity of the site. It includes the planting of trees, shrubs, grass, earthworks, and related drainage and the establishment of elements such as walls, fences, screens, hard surfacing and amenity features.~~ The area of a site covered in grass or plants, and can include the canopy of trees regardless of the ground treatment below them.
light vehicle	see 'vehicle'
line (electricity and telecommunication)	structures to facilitate telecommunications (e.g. landline or mobile infrastructure), radio communications, broadcasting, internet access (e.g. broadband - fibre optic and copper cables) and electricity conduction (including distribution or transmission) and includes wires, cable, conductor of any kind, associated pole or support structures (excluding masts and towers), foundation, insulator, casing, fixture and tunnel, switch gear and fuse gear.
lot	the same meaning as 'Allotment' in section 2 of the Act.
maimai	game bird hunting structures, hides and viewing platforms with a floor area not exceeding 10 square metres located in, on, under or over the bed of a river, stream lake or wetland or within 25 metres on the landward side of the edge of any water

Term	Definition
	body as measured at its maximum annual water level.
maintenance and repair (historic heritage)	work that involves stabilisation, preservation, restoration and conservation as defined in the International Council for Monuments and Sites New Zealand Charter for the Conservation of Places of Cultural Heritage Value, Revised 2010 (the ICOMOS New Zealand Charter 2010); The work does not involve alterations and additions.
mamaku tor	volcanic ignimbrite 'plugs' that form distinct cone shaped hills that are geological features typical of the landscape of the Mamaku plateau.
mamaku tor feature	volcanic ignimbrite 'plugs' that form distinct cone shaped hills that are geological features typical of the landscape of the mamaku plateau. The mamaku tor features are identified on Planning Map 214.
mamaku tor ONFL	the mamaku tor is an Outstanding Natural Feature and Landscape, comprising of mamaku tor features within the pastoral landscape.
mana	customary authority, control, influence, prestige or power.
mana whenua	customary authority and title exercised by an iwi or hapū over an identified area.
marae	community meeting place or surrounds. Marae customarily means the open space in front of a meeting house upon which various ceremonial occasions are centred. For the purpose of this district plan, Marae also consists of a wharenui (Māori meeting house) and/or a wharekai hall together with the surrounding area of open ground. It includes such buildings normally used in conjunction with the meeting house or hall, the whole being located on a defined parcel or parcels of land and administered by legally appointed trustees of a trust body for the common use or benefit of a defined group of Māori people.
marae protection area	the area surrounding Marae that are shown as such on the Planning Maps.
margin (of a stream, river, wetland or lake)	the ecological or physical boundary which contributes or may contribute to the maintenance and enhancement of the natural functioning, quality and character of the stream, river, lake or wetland. In a lake this is the strip of land up to the 2.33 metre AEP level.
mauri	life force or essence of living things.
medical centre	professional or consulting rooms for registered medical, dental, optical and other associated practitioners with or without paramedical facilities, operating in a group practice or as a single practitioner. (See also "Paramedical Care Facilities).
micro scale wind turbine	pole mounted structures with a three bladed horizontal axis (windmill) that turns in the wind to generate electricity. Alternatively these can have spinning vertical axes that have no blades. These usually have a rated power output of no more than 20kW.
minimum floor level	the finished level of the underside of the slab or the underside of the floor joist (whichever is applicable).
mining and quarrying	mineral excavation and ancillary earthworks involving stockpiling and re-contouring, deposition of overburden, soil, spoil or other materials, treatment of waste water, clean filling and rehabilitation works, and site offices and accessory buildings. This also includes the processing of the material by such means as screening, crushing, or chemical separation on the site, including the stockpiling of

Term	Definition
	the material, and includes the erection, maintenance, and use of plant and machinery, and associated buildings or structures.
minor ~~household~~ residential unit	~~a household unit that does not exceed 72m^2 excluding garaging.~~ means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site. In rural zones it shall not exceed 72m^2 gross floor area, and in other zones it shall not exceed 72m^2 excluding garaging.
motor vehicle repair garage	any site where any one or more of the following activities may occur: a. the mechanical repair and servicing of motor vehicles (including motor cycles, caravans, boat motors, trailers) and domestic gardening equipment; b. the testing of motor vehicles for Warrant of Fitness or its equivalent; and c. the sale of motor vehicle fuels, kerosene, alcohol based fuels, lubrication oils, tyres, batteries, vehicle spare parts where the purchased items are fitted on the premises. In addition, in industrial zones the activity may also include: a. the reconditioning of motor vehicle engines; b. panelbeating, body repairs and the trimming or spray painting of motor vehicles; c. upholstering and steam cleaning of motor vehicles; d. the wrecking of motor vehicles; and e. towing services.
motor sports	land or buildings used for competitive recreation directly involving motor vehicles.
national grid sensitive activities	activities sensitive to adverse effects of the National Grid infrastructure relating to amenity, noise, or perceived health risks. These activities are ~~household~~ residential units, schools, day care centres, hospitals and rest homes.
national grid subdivision corridor	the setback distances (metres) around the National Grid network within which buildings and structures are managed and is the area measured either side of the centreline of an above ground electricity transmission line as follows (and indicated in green on the diagram for National grid yards): a. 14m for the 110kV transmission line on single poles b. 16m for the 110kV transmission lines on pi poles c. 32m for 110kV transmission lines on towers d. 37m for the 220kV transmission lines

Term	Definition
national grid yard	(shown in red) a. the area located 12 metres in any direction from the outer edge of an electricity transmission support structure; b. the area located 10 metres either side of the centreline of an overhead 110kV electricity transmission line on single poles; c. the area located 12 metres either side of the centreline of an overhead electricity transmission line on pi poles or towers; ADVICE NOTE: The National Grid Network Corridor and National Grid Yard do not apply to underground cables or any transmission lines (or sections of line) that are designated. 
natural and physical resources	has the same meaning as in section 2 of the RMA (as set out in the box below) Includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.
natural ground level	the natural level of ground before any earthworks have taken place, or the level of the ground after authorised earthworks have been carried out before a subdivision is completed.

Term	Definition
natural hazard	has the same meaning as in section 2 of the RMA (as set out in the box below) means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.
net floor area (NFA)	the total area of all the floors of a building measured internally (i.e. measurements shall be taken between internal faces of external walls and where there are windows in the external walls between the internal faces of the glass and the centre line of common walls), but excluding common areas such as stairways, escalators, lift shafts and mechanical service equipment areas, staff and public toilets, parking areas, loading spaces, vehicle access and manoeuvring areas, accessways and pedestrian areas, and external balconies.
net-site area	~~the total site area less the area of any common area, or area owned in common with the owners of other sites, right of way or access way used for vehicle or pedestrian access~~. Means the total area of the site, but excludes: (a) any part of the site that provides legal access to another site; (b) any part of a rear site that provides legal access to that site; (c) any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981. Refer to figure and definition of rear site for net site area of a rear site.
network utility operator	see 'utility operator'
Nitrogen Discharge Allocation	The maximum annual amount of nitrogen loss that is allowed to occur from a property/farming enterprise after 1 July 2032 in accordance with the Bay of Plenty Regional Natural Resources Plan.
noise	has the same meaning as in section 2 of the RMA (as set out in the box below) includes vibration.
noise level	means a sound level measured in accordance with NZS6801:2008 *Acoustic – Measurement of Environmental Sound* and assessed, unless otherwise stipulated, with NZS6802:2008 *Acoustics – Environmental Noise,* but excludes the noise from the following sources: All zones: a. Construction: Sounds generated by construction, maintenance and demolition activities shall be assessed and controlled by reference to New Zealand Standard NZS 6803:1999 *Acoustics – Construction Noise*. b. Temporary Military training c. Emergency Services d. Noise from helicopter landing areas: shall be assessed and controlled by reference to the provisions of NZS6807:1994 – Noise management and land use planning for helicopter land areas e. Wind turbine generators with swept area greater than $80m^2$: shall be assessed and controlled by reference to NZS6808:2010 Acoustics – Wind Farm Noise

Term	Definition
	Emergency drilling in relation to geothermal boresCity Centre; Commercial; Industrial; Business and Innovation, Reserves, Rural, Community and Water zones: a. Emergency back-up generators Rural zones: a. Vehicles and mobile machinery associated with agricultural and forestry production that are of limited duration and not in a fixed location (note that ss16 and 17 of the RMA or any relevant provisions superseding them will need to be satisfied).
Advice Note: 1. S. 326 RMA exempts noise from aircraft (including helicopters), vehicles being driven on a road, and trains. 2. the control of noise from Rotorua Airport is contained within Appendix 6, Appendix 7 and the Noise chapter through land controls on noise sensitive activities in the Residential 1, Rural 1, Commercial 3 and Business and Innovation 3 zones, and has been prepared in reference to the NZ Standard for Airport Noise Management and Land Use Planning 6805:1992.	
noise sensitive activities	buildings or parts of buildings used for: a. residential activities, including ~~household~~ residential units, tourist accommodation, bed and breakfast and rest homes (except where the residential activity is accessory to another non-sensitive use), papakāinga; b. wharenui; c. hospitals, including medical centres, paramedical care facilities; d. educational facilities, including kōhanga reo; e. daycare centres; f. conference facilities and communal lounges operated as part of a holiday park; g. community facilities.
Advice Note: The terms “Noise Sensitive Activities” and “Activities sensitive to aircraft noise” are synonymous, except where stated in relation to acoustic treatment and state highways.	
non-complying activities	activities as defined in section 87A(5) of the Act and which are either identified as non-complying activities by a rule in this plan or are activities that are not specifically prohibited. Council may consider whether to grant consent if it is satisfied that the adverse effects of the activity proposed are no more than minor or the activity is not contrary to the objectives and policies of the plan. Consent may then be refused or granted subject to conditions and in accordance with the Act.
notional boundary	any point 20m from the exterior walls of a dwelling or the legal boundary, whichever is the lesser, for the purpose of assessing noise effects.
nutrient benchmark	average nitrogen and phosphorous losses to the environment over a defined period of time.
objective	the aims of the plan.
obstacle limitation surface (OLS)	the Airspace above the Rotorua Airport and part of the surrounding Rotorua district and includes the northern and southern approach and take-off surfaces, Transitional Side Surface, Inner Horizontal Surface and Conical surface as described in Appendix 6 – Designations and shown on Map 207

Term	Definition
offensive trade	a trade listed in the Health Act 1956, Schedule 3, which includes blood or offal treating, fish cleaning and curing, flax pulping, refuse collection and disposal, slaughtering of animals for any purpose other than human consumption, storage, drying, or preserving of bones, hides, hoofs, or skins and wood pulping.
office activity	in addition to the ordinary and customary meaning includes activities carried out in laboratories, computer bureaux, data processing facilities, finance houses, insurance agencies.
off-site effects	In relation to contaminated land and hazardous substances: effects on people, property and/or the natural environment outside the boundary of the site of activities involving the use, storage, disposal or transpiration of hazardous substances.
outdoor recreation	recreation activities carried out in the open air, and where any buildings associated with these activities are accessory to such activities.
outdoor recreation outlet stores	large retail stores focussed on supplying outdoor recreation goods such as mountain bikes, fishing, hunting, camping. These stores have a ground retail floor area no less than 400m².
outer control area	the area that has been assessed as likely to have future aircraft noise levels between L_{dn} 55dBA and L_{dn} 60dBA and which is shown on the Planning Maps.
outstanding natural features and landscapes	natural features and landscapes identified in Natural Environmental Values, the location and extent of which are shown on the Planning Maps.
overland flowpath	The land overflown by a concentrated flow of water in an intense rainfall event, as it flows towards the stormwater network, streams, rivers, or lakes. Overland flowpath includes a secondary flowpath which is activated when the primary (often piped) stormwater system gets blocked or when the capacity of the piped system is exceeded. For the purposes of this definition, an overland flowpath includes, but is not limited to, an artificially designed route using formed or hard surfaces.
oxidising capacity	In relation to contaminated land and hazardous substances: capacity to contribute to fire or explosion due to the release of oxygen – see HSNO regulations.
papakāinga	~~a settlement developed by and for tangata whenua on land in their traditional rohe including but not limited to residential activities.~~ Means residential and ancillary non-residential activities to support the cultural, environmental and economic wellbeing of tāngata whenua on their ancestral land.
~~papakāinga housing~~	~~the provision of more than two household residential units on Māori land for tangata whenua who have 'mana whenua' status and includes kaumātua housing.~~
paramedical care facilities	facilities for care and welfare of people and includes physiotherapists, chiropractors and acupuncturists and osteopaths.
parking	the stopping or standing of a vehicle on any site and excludes the loading and unloading of vehicles in the course of trade.
passive recreation	recreation activities that do not involve the use of vehicles (including bicycles) or motorised equipment or any organised sport.

Term	Definition
passive surveillance	design for neighbouring occupiers or frequent users to overlook land so that there is a perception that the land could be under surveillance giving a consequent benefit to the safety and security of users of that land.
pedestrian focussed street	a road, identified in the planning maps, where there is a focus on creating a pleasant pedestrian environment. Elements in the streetscape to enhance the amenity of the street include architectural design and landscape elements such as lighting, trees, decorative paving, seating, water features, etc that promote the safe and comfortable use of streets and open spaces.
permitted activity	an activity as defined in section 87A(1) of the Act and that is identified as a permitted activity by a rule in this Plan as being permitted and therefore does not require resource consent, provided that also complies with the rules and performance standards. A Certificate of Compliance can be applied for to confirm that an activity can be done lawfully in a particular location without resource consent.
policy	a course of action to achieve an objective.
pooling hazardous substance	In relation to contaminated land and hazardous substances: hazardous substance that is a liquid or is likely to liquefy in a fire.
potentially contaminated land	In relation to contaminated land and hazardous substances: a piece of land where activities or industries are or have been undertaken, which are described in the Hazardous activities and Industries List (HAIL) which has been adopted by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. This includes a piece of land where it is more likely than not that an activity or industry described in HAIL is being or has been undertaken on it.
PSA buildings (as provided for within the national grid yard)	buildings provided for the purpose of preventing contamination of kiwifruit vines by the Pseudomonas Syringae pv. Actinidiae (PSA) bacterium.
principal living room	The main living and dining room in a residential unit. For studio apartments the principal living room is also the principal bedroom.
private road	any roadway, place, or arcade laid out or formed on private land, but intended for the use of the public.
private way	any way or passage whatsoever over private land where the right to use it is limited to certain persons or classes of persons, and not for the use of the public generally.
prohibited activities	an activity defined in section 87A(6) and is identified as a prohibited activity by a rule in this plan, for which no application for consent can be made and the council must not grant consent.
pulp mills	a manufacturing operation which converts wood chips or other plant material to wood pulp or fibre board.
quarry	means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities.
quarrying activities	means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock,

Term	Definition
	sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.
radioactive substances	In relation to contaminated land and hazardous substances: means the ability of substance to spontaneously disintegrate atomic nuclei, usually with the emission of penetrating radiation or particles.
rear site	a site which is situated generally to the rear of another site, but with an access way to the road or private road of not less than the minimum width to serve the potential number of household units allowed for as a permitted or controlled activity in the zone.
rear yard	see 'yard'
refuse	any waste or discarded material, including rubbish, ashes, dust, debris, paper garbage, cardboard, rubble, ballast, stones, scrap material, glass, china, bones, waste food, cans, containers, clothing, metal, organic garden material, but does not include cleanfill.
relevant residential zone	has the same meaning as in section 2 of the RMA (as set out in the box below) a) means all residential zones; but b) does not include— (i) a large lot residential zone: (ii) an area predominantly urban in character that the 2018 census recorded as having a resident population of less than 5,000, unless a local authority intends the area to become part of an urban environment: (iii) an offshore island: (iv) to avoid doubt, a settlement zone
renewable electricity generation	the construction, operation and maintenance of structures associated with renewable electricity generation. This includes small and community-scale renewable generation activities and the system of electricity conveyance required to convey electricity to the distribution network or the national grid and electricity storage technologies associated with renewable electricity.
residential activity	means the use of land and building(s) for people's living accommodation.
residential unit	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.
residual risk	the risk remaining after implementing measures to mitigate the risk. This includes those risks associated with hazard events that either exceed or differ from what is used as the basis of the risk mitigation measures, such as the risks associated with failure of a structural defence or that an event exceeds the design event for a structural defence.

Term	Definition
resort spa	a spa service within a hotel or resort, as one of a range of activities which may also include golf, swimming, hiking, sailing, kayaking, motor boating, nature trails, and other similar activities.
restaurant	premises for the sale of prepared food and incidental sale of liquor and drinks, primarily for the consumption on the premises and includes cafes. It may include the accessory sale of takeaway food from the premises.
rest home	a multi-unit housing facility intended for the elderly where additional facilities are provided which may include provision of meals, gathering spaces, recreation, and some form of wellness or medical facilities.
rest home unit	a unit within a rest home that is designed to be used for a residential activity. A rest home unit is not a residential unit.
restricted discretionary activities	an activity that is defined in section 87A(3) of the Act and is identified as a restricted discretionary activity by a rule in this plan. Council may use its discretion to grant or decline consent, or to place conditions on a consent, but is restricted to those matters specified in the District Plan.
retail shop	any building or part of a building in which goods and/or services are provided or sold, displayed for sale, leased or auctioned to the general public and includes floor space accessory to that activity. A retail shop includes such activities by way of for example, but not limited to: dairies; TAB's; postal and real estate agencies; travel and tourist offices; hairdressers; beauty salons; photographers; dry cleaning and laundry services; other personal or goods-repair services; prepared foods; clothing; footwear; electrical and homeware; jeweller; art; banking and financial services; and gift and souvenirs. A retail shop also includes the business of any wholesaler who by means of signs or any other form of advertising solicits business from the general public. Retail shop does not include a supermarket, as defined, or restaurant or any building or part of a building used for the sale of the following items: motor vehicles, motor vehicle spare parts and accessories that are fitted on site, heavy industrial machinery, firewood and solid fuels, materials associated with the building trade, farm supplies and farm equipment, or demolition goods.
retirement area	an area of land that has been retired from previous agricultural production activities and that has been secured for the purposes of conservation, recreation or public access as a permanent land use change with a maintenance and management requirement through a covenant registered on the title or through a similarly binding legal mechanism.
reverse sensitivity	the potential for the operation of an existing lawfully established activity to be constrained or curtailed by the more recent establishment of other activities which are sensitive to the adverse environmental effects being generated by the pre-existing activity.
riparian margin	a strip of land of varying width adjacent to the bed of a stream, river, lake or wetland, which contributes or may contribute to the maintenance and enhancement of the natural functioning, quality and character of the stream, river, lake or wetland; and the natural character of the margins of streams, rivers, lakes and wetlands. It does not include land adjacent to artificial watercourses and ephemeral flowpaths.
risk	the chance of something happening that will have an impact upon objectives. It may be an event, action, or lack of action. It is measured in terms of consequences

Term	Definition
	and likelihood. In relation to contaminated land and hazardous substances: risk is the chance of something happening that will have an impact on the environment.
risk assessment	In relation to contaminated land and hazardous substances: overall process of risk identification, risk analysis and risk evaluation. (AS/NZS 3931:1998).
risk mitigation	In relation to contaminated land and hazardous substances: steps taken to reduce the probability of occurrence or the magnitude f the consequences.
river	has the same meaning as in section 2 of the RMA (as set out in the box below) means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal).
road	road has the same meaning as in section 315 of the Local Government Act 1974 and means the whole of any land which is within a district, and which is or is vested in the council as a road or street or public highway. It includes an access way or service lane and every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing associated with it. Urban Road – encompasses the road reserve and contains the airspace above the road reserve. Rural Road - encompasses the carriageway and the land 10 metres either side of the centre line of the formed road to accommodate any difference between the alignment of the formed road and the road reserve until such time as the alignment is confirmed and corrected.
road signs	all regulatory, traffic and official signs approved by either a road controlling authority or under any legislation, which are erected on a legal road or motorway.
rural contractor's depot	the land and buildings used for the purposes of storing or maintaining agricultural or forestry machinery, vehicles, implements and associated goods and supplies and includes a haulage contractor's depot.
rural industry	an industry that involves the direct handling or processing to the first stage of manufacture of raw produce harvested from forestry, agriculture, or other land related activity, including mining and quarrying activities.
sawmilling	the processing of trees, including stumps and or logs into timber.

Term	Definition
~~semi-detached unit~~	~~a household unit joined by a common wall to one other household unit. This includes household units with an attached garage where the garage also shares a common wall with a separate household unit or its attached garage. It does not include dwelling units with detached accessory buildings that share a common wall with separate dwelling units or their accessory buildings. It does not include dwelling units on separate floor levels of the same building (that is, attached vertically). It also does not include units that are in a group of three or more attached units~~
sensitive activities	activities with an expectation of human occupancy of buildings which would by reason of the period of occupancy or vulnerability would be sensitive to the risks from adverse effects on health, safety, amenity and peace of mind from existing activities. Such activity includes schools, residential buildings and hospitals.
separation distance	In relation to contaminated land and hazardous substances: the distance from the edge of the area where hazardous substances are used, stored or otherwise handled to the edge of the area exposed to define adverse effects.
service lane	land vested in the ownership of Council for which the dominant function is to provide access for parking loading and unloading of goods and services.
service station	an activity which sells fuels (including petrol, LPG, CNG and diesel) and may also include any one or more of the following : a. the sale of kerosene, alcohol based fuels, lubrication oils, tyres, batteries, vehicle spare parts and other accessories normally associated with motoring; b. ancillary retail premises for the display, sale or hire of retail goods (other than motor vehicle parts, accessories or goods associated with motoring); and c. car wash facilities.
sewage	means human excrement and urine.
showhome	a ~~household~~ residential unit built to showcase workmanship, quality and available options and where no more than one person can be employed on site at any one time.
side yard	see 'yard'
sign or signage	any symbol, display or device intended to attract attention and which is visible from beyond the boundary of the site. The sign can be permanent or temporary, free standing or attached. Any board, hoarding, pole, flag, movable or immovable structure erected specifically for the purpose of supporting the sign is included in the definition. Free Standing Sign: A sign which is not attached or forming part of any other building or structure and which is fixed directly to the ground by poles or other supporting devices and also includes any sign which is movable. Attached Sign: Attached signs include those affixed to, placed or painted on any fence, structure or building and the painting of the building or structure in corporate colours.

Term	Definition
significant geothermal features	geothermal features assessed as being significant in accordance with the method, descriptions and criteria of the Bay of Plenty Regional Policy Statement; or within the Waikato Region: Significant Geothermal Features that are assessed in accordance with section 9B of the Waikato Regional Policy Statement, except that within Development or Limited Development geothermal systems, Significant Geothermal Features shall be those identified and mapped in the Waikato Regional Plan in accordance with method 9.2.2 of the Regional Policy Statement.
significant natural area (SNA)	'significant indigenous vegetation and significant habitats of indigenous fauna' SNA are listed in Appendix 2- Natural Heritage Inventory and their location and extent are shown on the Planning Maps.
significant nutrient reduction	nutrient reduction will be deemed to be significant where it is in accordance with 'Definitive Land Use Change'.
site	a. an area of land which is the smaller land area of either: i. land comprised in a single lot held in one Computer Freehold Register (as that term is defined in the Land Transfer (Computer Registers and Electronic Lodgement) Amendment Act 2002); or ii. land comprised in a single lot or the balance area on an approved subdivision scheme plan for which a separate certificate of title can be issued without further Council involvement. b. an area of land comprising two or more adjoining lots held in one certificate of title that cannot be treated separately without the Council granting its consent. c. an area of land comprising two or more adjoining lots held in two or more certificates of title where the titles are: i. subject to Section 75 of the Building Act 2004: "Construction of building on 2 or more allotments" or Section 37 of the Building Act 1991: "Construction of building on 2 or more allotments"; or ii. held together in such a manner that they cannot be assessed individually without the consent of the Council. d. an area of Māori freehold land that either: i. is land created by way of partition under Sections 297 and 301 of Te Ture Whenua Māori Act 1993 (The Māori Land Act 1993) and held in one Māori Land Court Title, or ii. is land defined by survey and created by way of partition into one parcel to be held by an owner who is a member of the same hapū, or owners who are members of the same hapū, or iii. is land defined by survey and held in a Māori Land Court Title and for which ownership can be determined, or iv. is land defined by survey and created by way of partition for a site for a dwelling under Section 296 of Te Ture Whenua Māori Act 1993 (The Māori Land Act 1993). e. an area of Māori Customary Land. f. is land defined by survey and reserved under the Reserves Act 1977 or Te Ture Whenua Māori Act 1993 (The Māori Land Act 1993). g. notwithstanding paragraphs 1– 6 above, where land has been subdivided under the cross lease or company lease systems (other than unit titles), a site

Term	Definition
	means an area of land containing: i. building(s) for residential, commercial and industrial activities with any accessory building(s) and land exclusively set aside for the occupants/users of the building(s); or ii. any share in the fee simple which creates a vacant part of the whole for future cross lease or company lease purposes; and h. notwithstanding paragraphs 1– 6 above, any land subdivided under the Unit Titles Act 1972 (other than unit titles) a site shall mean either: i. The area of land containing the principal unit (or proposed unit) on the unit plan, and any identified accessories to that principal unit, or ii. The underlying certificate of title of the land containing the unit titles, immediately prior to subdivision. i. in addition to the above, the following shall apply: i. Where a site is divided by the district boundary, the area of the site remaining within the district shall be considered the site.
site area	the total area of any site.
site coverage	~~that portion of the site over which buildings may be constructed.~~ ~~Any area provided for the purposes of access and including but not limited to roads, Māori roadways, rights-of-way, access lots, and access ways, and any eaves of a building that do not exceed 0.6m in width shall be excluded from the calculation of site coverage.~~ <u>Refer to building coverage</u>
site management systems	In relation to contaminated land and hazardous substances: the means of ensuring the ongoing safety of a hazardous facility through sound management. A site management system should include a safety policy, provide a description of organisational structure and responsibilities, including operating, emergency and monitoring procedures and carry out regular performance auditing.
solar access	the ability of a building to gain heat and light from the sun through orientation towards the north.
spa services	the provision of wellness, relaxation, medical and health education programmes. Spa services may include using a geothermal resource (water, heat, mud), beauty therapy and clinics, massage, hairdressing, weight loss clinics, medical services, and ancillary retail of associated product. Equipment used may include sun-beds, sauna, pools and associated electrical equipment.
speciality and fresh food stores	In relation to Lakeside East Mixed Use Precincts: a retail shop selling speciality grocery goods and fresh food goods.
speciality retail	In relation to Lakeside East Mixed Use Precincts: retail stores that have a floor area no greater than 400m². These establishments typically concentrate their efforts on selling a single type or very limited range of merchandise or particular brand. These stores locate within the city centre and are dependent on pedestrian activity rather than vehicular access. Specialty clothing stores, book stores jewellery stores and travel stores are examples of this category.
spill containment system	In relation to contaminated land and hazardous substances:

Term	Definition
	structure which will contain liquid or solid hazardous substances in the event of a spill, and prevent them from entering the stormwater system or a natural water body.
storage	In relation to contaminated land and hazardous substances: the containment of a substances, either above ground or underground, which is not being used for the manufacturing or being altered to another substance and includes the filling and emptying of containers, but does not include: a. use of a substances as a cooling or heating medium; or b. the temporary storage of substance in tanks for spray irrigation, storage of animal effluent, dairy factory wastewater or dairy by-products and sewage.
stormwater	means run-off that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a land surface, or run-off from the surface of any structure, as a result of precipitation and includes any contaminants contained within.
streetscape	the character and appearance of the natural and built elements in the street.
structure	see 'building'
subdivision	has the same meaning as "subdivision of land" in section 218 of the RMA (as set out in the box below) means— a. the division of an allotment— i. by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or ii. by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or iii. by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or iv. by the grant of a company lease or cross lease in respect of any part of the allotment; or v. by the deposit of a unit plan, or vi. an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or b. an application to the Registrar-General of Land for the issue of a separate certificate
substance	In relation to contaminated land and hazardous substances: a. any element, defined mixture of elements, compounds or defined mixtures of compounds, either naturally occurring or produced synthetically or any mixtures thereof;

Term	Definition
	b. any isotope, allotrope, isomer, congener, radical, or ion of an element or compound which has been officially declared by the Environment Risk Management Authority to be a different substance from that element or compound; c. any mixtures or combinations of any of the above; and d. any manufactured article containing, incorporating or including any hazardous substances with explosive properties – see HSNO regulations.
substantial building	a lawfully established ~~household~~ residential unit in residential or rural zones where any contribution required has been received by Council.
substation	has the same meaning as in the Electricity Regulations 1997 which means those parts of works or electrical installations, being a building, structure, or enclosure, incorporating fittings that are used principally for the purposes of the control of the distribution of electricity, including transformers, switches, control boxes, cable and fuse cabinets.
supermarket	retail premises primarily selling a wide range of fresh produce, meat and other foodstuffs and a wide range of packaged food and non-food items for consumption or use off the premises and may include a Lotto shop and pharmacy as one enterprise in premises not smaller than 500m² of trading floorspace.
sustainable building design	design to reduce the environmental impact of the construction and operation of buildings by: a. assessing the entire life cycle of the building to identify overall environmental footprint and impact b. minimising waste and toxins c. reusing and recycling materials wherever possible d. reducing stormwater runoff e. efficiently using energy, materials and water f. protecting occupant health and improving employee productivity g. optimising ongoing operation and maintenance
sustainable management	has the same meaning as in section 5 of the RMA (as set out in the box below) 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 well-being and for their health and safety while— 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.
takeaway food premises	premises primarily for the sale of food for consumption off the premises.

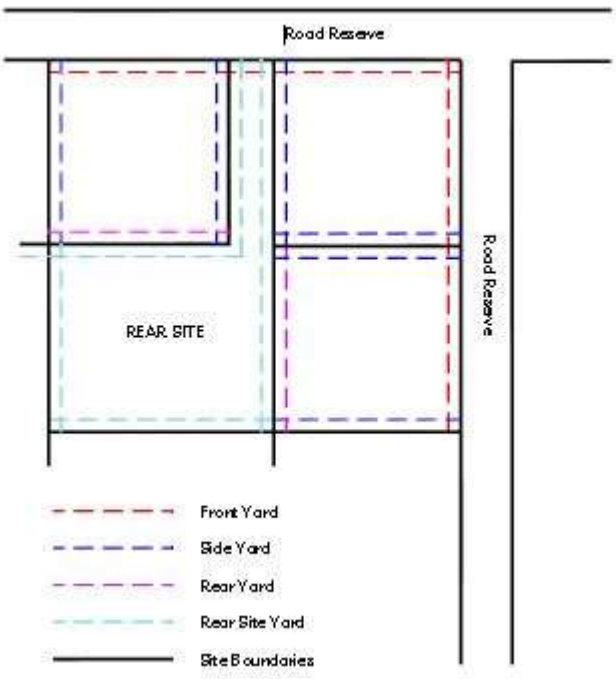
Term	Definition
tangata whenua	a term used for recognising local people, whether at a collective level or as an individual. With regard to environmental matters, Tangata Whenua are described as "people of the land", the iwi, or hapū that holds mana whenua over that area.
tāonga	treasures or property which is highly prized whether tangible or intangible. Tangible examples are all sorts of heirlooms and artefacts, land and fisheries. Intangible examples may include language, spiritual beliefs and riparian rights.
tapū	sacred or subject to restriction.
tavern	a building or buildings principally for the sale of liquor for guests on site. The activity may also include an accessory restaurant or off-licence facility.
telecommunication facilities	free standing telecommunication installations, including towers, masts, antennae, microwave dishes, telephone exchanges, equipment shelters and buildings, cabinets, telephone boxes and accessory equipment.
temporary activities and events	an activity or event carried out for a period of no longer than 28 days in any calendar year, including: Individual carnivals, fairs, galas, public meetings, filming, concerts, sporting, cultural, community and other special events and associated temporary buildings and structures.
temporary military training activities	temporary military training activities undertaken for defence purposes (as defined in the Defence Act 1990).
temporary signs	any sign for temporary activities, events, or information, established for the purpose of: a. Announcing a campaign, drive or sale of a sporting, religious, commercial, cultural, charitable, tourism or educational nature; b. Providing information in relation to a construction site or the sale or auction of real estate; or Advertising a single forthcoming event (including concerts, markets or sales) including the advertising of cultural, religious and educational (and accessory activities such as school galas and reunions), community and sporting events.
temporary stockpiling	any short term storage of reusable or recyclable materials or cleanfill above the natural ground level and complies with the following in all respects: a. Is not stored for more than three months in any 12 month period; b. The stockpile does not contain refuse or hazardous substances; c. The storage is not a nuisance under the Health Act 1956.
territorial authority	has the same meaning as in section 5 of the Local Government Act 2002 (as set out in the box below) means a city council or a district council named in Part 2 of Schedule 2.
tikanga	Māori custom, rule or method, the right way of doing something.
topographical severance	a natural feature such as a river, steep ridge or gully, which physically separates part of a property from a residual part, such that the integrated management and full utilisation of activities across both parts is severely restricted.

Term	Definition
tourist accommodation	land and buildings for use as temporary accommodation by paying guests, where the accommodation is not their normal place of residence and includes motels, hotels, boarding houses, private hotels, tourist house licensed premises, guest houses, backpacker lodges, youth hostels and similar accommodation, and includes accessory facilities such as visitor, service and recreation facilities, conference facilities and restaurants. Tourist Accommodation does not include Bed and Breakfast or Holiday Rental Accommodation.
tourist shop	a shop selling souvenirs, such as pottery, arts and crafts, animal skin or leather products.
trade retail	any building or part of a building where retail sale or rental of motor vehicles, motor vehicle spare parts and accessories that are fitted on site, heavy industrial machinery, materials associated with the building trade, farm supplies and farm equipment, garden centres, bulky DIY items and ~~household~~ residential goods.
trade waste	relating to contaminated and hazardous substances is defined as any wastewater or liquid, with or without matter in suspension or solution that is or may be discharged from a trade premise in the course of any trade or industrial process operation, or in the course of any activity or operation of a like nature, but does not include stormwater or domestic sewage.
trading floor space	the area of the premises to which the public have access for the purpose of shopping, together with any area: a. taken up for the purpose of display of goods, and b. any counter and behind counter areas used by, or occupied exclusively by, staff members whilst actively engaged in serving the public.
transient values	the consistent occurrence of transient features (for example the seasonal flowering of pohutukawa) contributes to the character, qualities and values of the landscape; landscapes are widely recognised for their transient features and the contribution these make to the landscape.
transport operator's depot	see 'carrier'.
truck stop	a commercial facility that provides fuel and parking and mechanical services to heavy vehicles.
unit or unit of accommodation	with regard to parking requirements means a separate unit either self-contained as in households and motels, or a bedroom as in Tourist houses and hotels.
upgrade	maintenance, replacement, or addition provided that the effects are of the same or similar character, intensity and scale as the existing activity. In relation to electricity and telecommunications lines, it means the increase in the carrying capacity, efficiency or security of electricity and telecommunication lines, utilising the same or similar structure(s) and includes: a. the addition of lines, circuits or conductors to the existing overhead network b. customer service connection lines from existing support structures c. replacement of conductors with conductors with higher capacity d. the adjustment of sagging of conductors e. the addition of longer or more efficient insulators f. the addition of earthwires (which may contain the telecommunication lines, earthpeaks and lightning rods)

Term	Definition
	g. the bonding of conductor h. the addition of electrical fitting i. support structure replacement within the same location as the support structure that is to be replace j. the replacement of existing cross-arms of an alternative design, and k. an increase in support structure height required to comply with the New Zealand Electrical Code of Practice 34:2001 by not more than 15% of the base height of the support structure and where the base height is defined as the height of the structure at the date of public notification of the plan. Upgrading shall not include an 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.
unformed track	in relation to pedestrian and cycling tracks in SNAs, means a track that does not have any formal edging, all weather or permanent surfacing or structures such as bridges or timber walkways. An example is shown below:
unintentional release	In relation to contaminated land and hazardous substances unplanned or unwanted release of a hazardous substance or substances that may or may not be detected immediately.
urupā	grave or burial site.
usable land	all land except: a. areas with a Land Use Capability of Class VII and VIII; b. ephemeral watercourses; c. wet areas; d. slopes over 35 degrees; e. Significant Natural Areas.
use	In relation to contaminated land and hazardous substances: the manufacturing, processing or handling of a substance for a particular activity without necessarily changing the physical state or chemical structure of a substance involved. This includes mixing, blending, and packaging operations, but does not include: a. the filling or drawing of substances from bulk storage tanks unless the processing is permanently connected to the bulk storage; b. loading out and dispensing of petroleum products; and c. the discharge of substances onto land, water or air, which is managed by the Regional Council. This includes the application of substances such as pesticides

Term	Definition
	or fertilisers, for spray irrigation, disposal of animal effluent, dairy factory wastewater, dairy by-products and liquids.
utility operator	a. a person who undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or b. operates or proposes to operate a network for the purpose of i. telecommunication as defined in section 5 of the Telecommunications Act 2001; or ii. radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989; or c. is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or d. undertakes or proposes to undertake the distribution of water for supply (including irrigation); or e. undertakes or proposes to undertake a drainage or sewerage system; or f. constructs, operates, or proposes to construct or operate, a road or railway line; or g. is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or h. is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or i. undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under the Resource Management Act. j. The words network utility operation have a corresponding meaning.
vehicle	cars and station wagons, vans, utilities and light trucks up to 3500kg gross vehicle mass and mini buses up to 12 seat capacity.
versatile land	land under the New Zealand Land Use Capability Classification System categorized as being in Classes 1, 2 and 3.
vessel	a boat that is: a. a houseboat or other boat designed or adapted for the predominant purpose of providing temporary or permanent accommodation; or b. a boat with permanent fittings enabling the discharge of sewage or grey water unless it is fitted with holding tanks for sewage and/or grey water; or c. any boat with a hull length exceeding 20 metres.
wāhi tapū	sacred place
warehouse	any building or part of a building, or land, where materials, articles or goods are stored pending sale or disposal to a retail shop, trader or manufacturer.
waterbody	In relation to contaminated land and hazardous substances any natural watercourse, including streams, rivers, lakes and aquifers. It does not include stormwater pipes or channels.

Term	Definition
wet area	an area of land that has ponded water during or after rainfall. For the purposes of defining usable land, the area carries or ponds water during or resulting from a 10% AEP rainfall or flood event.
wetland	includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions but does not include artificially created wetlands. For the purposes of controlling land use with regard to wetlands they are defined as those listed in Appendix 2 – Natural Heritage Inventory.
whānau	the extended family (grandparents, parents and children) sharing a mutual existence.
wharenui	meeting house, large house - main building of a marae where guests are accommodated and key marae functions are held. Traditionally the wharenui belonged to a hapū or whānau of the rohe (region).
wholesale outlet	land or buildings from which merchandise is sold or transferred to persons whose occupation it is to re-sell to the general public, or for the use by other businesses such as the building trade, distributors, farming and office equipment.
yard	the space within and adjacent to the boundaries of a site which is required to be left unoccupied and unobstructed by buildings from the ground upwards having the dimension specified in the rules for the zone, except as otherwise provided by this District Plan. In zones other than the Residential 1 and 2 Zones, t~~T~~he eaves of any building and any roof, gutter or downpipe may intrude into any yard by not more than 600mm. Where a road widening designation applies, the yard shall be measured as if any required road widening had been removed from the site. a. front yard means a yard between a road frontage of a site and a line parallel thereto, extending across the full width of the site. b. rear yard means a yard between the rear boundary of the site, and a line parallel thereto extending across the full width of the site. c. rear site yard in respect of any rear site, means rear yard a continuous rear yard bounded by all the boundaries of the site (except any boundary fronting a road). d. side yard means a yard which, except for any portion of the site comprised in a front or rear yard, lies between the full length of a side boundary and a line parallel thereto, provided that in respect of a site with more than one frontage every boundary not fronting a road shall be deemed to be a side boundary.

Term	Definition
	

ABBREVIATIONS

NGĀ WHAKAMĀRAMA

Abbreviations is Operative

Abbreviation	Explanation
HNZPT	Heritage New Zealand Pouhere Taonga
m.s.z.	More sensitive zone
NA or na	Not applicable
NES	National Environmental Standard
ONFL	Outstanding Natural Feature of Landscape
RMA	Resource Management Act 1991
SNA	Significant Natural Area