

WAIKATO DISTRICT COUNCIL

Hearings of Submissions on the Proposed Waikato District Plan

Report and Decisions of Independent Commissioners

Decision Report 30: Definitions

17 January 2022

Commissioners

Dr Phil Mitchell (Chair)

Mr Paul Cooney (Deputy Chair)

Mr Dynes Fulton

Ms Linda Te Aho

Ms Jan Sedgwick

Ms Janet Gibb

Mr Weo Maag

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1 Introduction

1. Definitions are important to the interpretation of provisions in the Proposed Waikato District Plan (PDP). Chapter 13: Definitions of the PDP sets out how certain terms used in the PDP are to be interpreted and applied.

2 Hearing Arrangements

2. The hearing on this topic was held on 10 December 2019 in Council Chambers at Ngaruaawaahia. All of the relevant information pertaining to this hearing (i.e., section 42A report, legal submissions and evidence) is contained on the Waikato District Council's (Council) website.
3. We heard from the following parties with respect to definitions:

Submitter	Attendee at the hearing
Council	Anita Copplestone and Megan Yardley (joint authors of the section 42A report on Definitions)
Combined Poultry Group	Pervinder Kaur (legal counsel)
TaTa Valley Limited	Ailsa Fisher
New Zealand Steel Holdings Limited	Sarah McCarter
Kāinga Ora – Homes and Communities	Daniel Sadlier (legal counsel) Matt Lindenberg (planning)
Greig Metcalfe	Bevan Houlbrooke
Horticulture New Zealand	Vance Hodgson
Ports of Auckland Limited	Mark Arbuthnot
Whaingaroa Raglan Affordable Housing Project	Fiona McNabb
Perry Group	Aaron Collier

Middlemiss Farm Holdings Limited	Peter Fuller (legal counsel) Shane Hartley (planning)
Auckland / Waikato Fish and Game Council	Benjamin Wilson
Ethan Findlay	In person
NZTA Operations	Sam Hutchings

4. Evidence was tabled from the following submitters:
- John Manning on behalf of Planman Consultants Limited;
 - Ms Natalie Webb on behalf of Firstgas Ltd;
 - Michael Briggs on behalf of Rangitahi Limited;
 - Carolyn McAlley on behalf of Heritage New Zealand Pouhere Taonga;
 - Sean Grace on behalf of Department of Corrections;
 - Anna McLellan on behalf of Hynds Foundation;
 - Keith Frentz on behalf of Ministry of Education;
 - Pam Butler on behalf of KiwiRail;
 - Lisette Balsom on behalf of Waikato Regional Council;
 - Tanya Running on behalf of Waka Kotahi New Zealand Transport Agency;
 - Pauline Whitney on behalf of Transpower New Zealand Ltd;
 - Karleen Broughton on behalf of WEL Networks Limited;
 - Adam du Fall on behalf of Powerco Limited;
 - Karen Blair on behalf of The Oil Companies;¹
 - Hilary Walker on behalf of Federated Farmers of New Zealand;
 - Bridget Murdoch on behalf of Counties Power;
 - Nick Roberts on behalf of T&G Global Limited; and
 - Alec Duncan on behalf of Fire and Emergency New Zealand.

3 Overview of issues raised in submissions

5. Ms Copplestone and Ms Yardley set out in the section 42A report the full list of submissions received by Council pertaining to definitions. Over 300 submission points were received on definitions, and around 160 definitions or terms were considered in the section 42A report. Broadly, the relief sought by the submissions fell into one or more of the following categories:

¹ Comprising Z Energy Limited, BP Oil New Zealand Limited and Mobil Oil NZ Ltd.

- a. Submissions requesting that the National Planning Standards definitions be adopted now through this plan review process;
 - b. Submissions expressing support for definitions as notified;
 - c. Requests for amendments or deletion of proposed definitions in Chapter 13;
 - d. Requests for rationalisation of definitions, especially for terms which are largely synonymous;
 - e. Requests for new terms to be defined, often to support a request for new rules; and
 - f. Requests for definitions in the Operative District Plan to be carried forward into the PDP.
6. In response to these submissions, Ms Copplestone and Ms Yardley recommended a number of amendments and additions to the definitions.

Overview of evidence

7. Ms Pervinder Kaur filed legal submissions on behalf of the Combined Poultry Industry on a number of terms with relevance to the poultry industry:
 - a. Farming - She considered that the proposed definition of 'farming' does not currently include ranging poultry as livestock due to the requirement to use in-situ soil, water and air. She considered that ranging poultry should be included within the definition and the requirement to use in-situ soil to be deleted.
 - b. Intensive farming – This definition currently includes activities in an outdoor enclosure, but she considered that intensive farming operations that use outdoor enclosures should be excluded from this definition, and instead be considered as farming.
 - c. Poultry hatcheries – She sought inclusion of a definition for 'poultry hatcheries' in the PDP as it is a different activity to poultry farming.
 - d. Industrial activity – She sought inclusion of poultry hatcheries in this definition.
8. Mr Shane Hartley filed evidence on behalf of Middlemiss Farm Holdings Ltd. He sought inclusion of a number of terms which supported the submitter's request to introduce incentivised subdivision into the PDP.
9. Mr John Manning filed a letter accepting that the rural definitions he had an interest in are to be addressed in the Rural Zone hearing, including 'animal feed lot', 'intensive farming', 'farming' and 'rural contractors yard / depot'.
10. Ms Natalie Webb filed evidence on behalf of Firstgas Ltd and supported replacement of the terms 'operational need' and 'functional need' with the National Planning Standards definitions. She supported the retention of the definition for 'utility allotment' as notified.
11. Mr Ben Wilson prepared evidence on behalf of Auckland / Waikato Fish and Game Council and sought inclusion of a definition for 'maimai'. He also expressed support for

inclusion of the terms 'lake', 'river', 'water' and 'water body', as recommended in the section 42A report.

12. Mr Michael Briggs filed evidence on behalf of Rangitahi Ltd and addressed a number of definitions relevant to the development of Rangitahi Peninsula, including Rangitahi commercial activity and Rangitahi integrated development. He expressed support for the section 42A report recommendations to retain the definition of 'childcare facilities' with minor changes, as well as the rationalisation of community activities into a single term.
13. Ms Ailsa Fisher filed evidence on behalf of TaTa Valley Limited and expressed support for incorporating the Definitions section of the National Planning Standards into the PDP through the plan review process. She provided evidence on:
 - a. Rural definitions, including 'primary production' and 'productive rural activities';
 - b. Workers' accommodation;
 - c. Noise sensitive activities;
 - d. Commercial activity;
 - e. Visitor accommodation;
 - f. Outdoor recreation; and
 - g. Entertainment activity.
14. Ms Carolyn McAlley filed evidence on behalf of Heritage New Zealand Pouhere Taonga (HNZPT). While the submission of HNZPT supported the notified definition of 'earthworks', she accepted the use of the National Planning Standards definition for 'earthworks' and retains an interest in other related activities such as 'cultivation' and 'ancillary earthworks' within a Maaori Site or Area of Significance.
15. Ms Sarah McCarter filed evidence on behalf of New Zealand Steel Holdings Ltd (NZ Steel) and focused on the rationalisation of three definitions covering mineral extraction into a single defined term 'extractive activity' which accurately described the range of activities. She did not support retaining a definition for 'overlay' or 'reverse sensitivity'. She sought recognition of mineral extraction in the definition of 'productive rural activity'.
16. Mr Sean Grace prepared evidence on behalf of Department of Corrections and addressed a number of definitions relevant to the responsibilities of the Department, including 'community corrections activity', 'community activity', 'correctional facility' and various forms of residential accommodation. He supported the use of terms that feature in the National Planning Standards.
17. Mr Daniel Sadlier filed legal submissions on behalf of Kāinga Ora – Homes and Communities (Kāinga Ora) whilst Mr Matt Lindenberg presented planning evidence on behalf of Kainga Ora. Mr Lindenberg expressed support for Council's approach to align the definitions of the PDP with the National Planning Standards. He did not support

Council's approach to limit the alignment only to those definitions that have received a submission. His evidence addressed a number of defined terms relevant to building and development.

18. Mr Bevan Houlbrooke prepared evidence on behalf of Grieg Metcalfe and sought inclusion of a number of additional terms that he considered should be defined. The additional terms were focused on wastewater systems, aircraft activities and real estate signage. He supported the inclusion of definitions as recommended by the section 42A report, including 'identified area', 'boundary adjustment', 'community-scale wastewater treatment plant'; and 'real estate sign'.
19. Mr Bill Loutit filed legal submissions on behalf of Hynds Foundation and addressed the definition of 'industrial activities' and definitions associated with reverse sensitivity. Ms Anna McLellan filed planning evidence on behalf of Hynds Foundation and supported the section 42A report recommendation to replace the notified version of 'industrial activities' with the National Planning Standards.
20. Mr Vance Hodgson prepared evidence on behalf of Horticulture New Zealand and addressed a number of definitions, mostly concerned with rural activities. He supported the use of National Planning Standards definitions where appropriate.
21. Mr Keith Frentz filed evidence on behalf of Ministry of Education and supported replacing the PDP term with 'educational facilities' as defined in the National Planning Standards. He sought deletion of the term 'childcare facilities' to ensure that the full range of activities that may be provided at an educational facility are recognised in the definition of educational facilities'. He also sought enabling activity status for educational facilities in most of the zones.
22. Mr Mark Arbuthnot provided evidence on behalf of Ports of Auckland Limited and addressed a range of definitions associated with industrial activities and workers accommodation. He supported:
 - a. the inclusion of certain definitions from the Definitions List of the National Planning Standard;
 - b. the retention of the definitions of 'hazardous substances', 'heavy vehicle' and 'impervious surface' as notified;
 - c. the recommended definition of 'identified area'; and
 - d. the section 42A recommendation not to include a definition of 'reverse sensitivity'.
23. Ms Pam Butler filed evidence on behalf of KiwiRail Holdings Ltd (KiwiRail) and sought inclusion of a definition for 'reverse sensitivity'. She expressed support for the section 42A report recommendation to include places of assembly as a 'noise sensitive activity', and also its recommendations to restructure the definition of 'sensitive land use'.

24. Ms Fiona McNabb filed evidence on behalf of Whaingaroa Raglan Affordable Housing Project and sought primarily to amend the Residential Zone provisions (including definitions for 'minor dwellings') to allow additional houses to be built on sites to increase access to affordable housing.
25. Ms Lisette Balsom filed a statement on behalf of Waikato Regional Council (WRC), which expressed support for the recommendations set out in the section 42A report in respect of WRC's submission.
26. Ms Tanya Running filed evidence on behalf of Waka Kotahi New Zealand Transport Agency (Waka Kotahi). Of the eighteen submission points made on definitions, she concurred with six of the recommendations made by the section 42A report authors. Specifically, her evidence addressed the definitions of 'reverse sensitivity', 'watercourse' and 'vehicle movement'.
27. Ms Pauline Whitney filed evidence on behalf of Transpower New Zealand Ltd and supported the recommendations of the section 42A report to adopt definitions from the National Planning Standards, including 'building', 'functional need' and 'operational need'. She supported the section 42A report recommendation for 'sensitive land use' and 'identified area' but opposed the recommendation not to include a definition for 'reverse sensitivity'.
28. Ms Karleen Broughton filed evidence on behalf of WEL Networks Ltd and expressed support for the section 42A report recommendations for the terms 'utility allotment' and 'building'.
29. Mr Adam du Fall filed evidence on behalf of Powerco and expressed support for the section 42A report recommendation to use the National Planning Standards definitions for 'earthworks', 'functional need', 'operational need', and 'building'.
30. Ms Bridget Murdoch tabled evidence on behalf of Counties Power Ltd and expressed support for the section 42A report recommendation to use the National Planning Standards definitions for 'earthworks' and 'building'. She also supported the recommended retention of the definition for 'utility allotment'.
31. Mr Aaron Collier filed evidence on behalf of Perry Group Limited and supported the section 42A report recommendation not to include a definition for 'reverse sensitivity'. He addressed the definition of 'sensitive land use' and considered that the various submissions seeking to include 'visitor' and 'student' accommodation are unnecessary as they are already included in accommodation. He opposed exclusions for workers' accommodation and the section 42A report recommendation to include places of assembly in the definition of 'sensitive land use'.

32. Mr Nick Roberts tabled evidence on behalf of T&G Global Limited and considered it practical to use the National Planning Standards definition of 'building'. He sought inclusion of a definition for 'workers accommodation' and an exclusion for workers' accommodation from the definition of 'sensitive land use'.
33. Ms Alec Duncan tabled evidence on behalf of Fire and Emergency New Zealand and supported the section 42A report recommendation to include definitions for 'emergency services' and 'emergency services training and management activities'.
34. Ms Hilary Walker tabled evidence on behalf of Federated Farmers of New Zealand and expressed support for the adoption of the National Planning Standards definitions.
35. Mr Duncan Cotterill filed legal submissions on behalf of Synlait Milk Ltd and expressed support for the adoption of the National Planning Standards definitions. He supported the recommendations of the section 42A report in respect of 'noise-sensitive activity' and 'sensitive land use'.
36. Ms Karen Blair tabled evidence on behalf of The Oil Companies. She supported the adoption of the National Planning Standards definitions for 'commercial activities' and 'sign'. She expressed concern that the National Planning Standards definition of 'sign' includes a very wide range of signage including, for example, signs not directed to or clearly legible to people outside of the site. She supported amendments to the sign rules to exclude signs not visible from a public place. She questioned also how the 'sign' definition manages health and safety signs, including signs required by other legislation. She considered that there was value in including a definition for 'service station' and 'cumulative risk', particularly in the context of management of hazardous substances. She supported the section 42A recommendation not to include a definition of 'reverse sensitivity' in the PDP.

4 Panel Decisions

37. Due to the very specific nature of the submissions, evidence and our decision on each term, we have, for succinctness, combined our consideration of the submissions and evidence with our findings on each definition.
38. There are a number of defined terms not addressed in this decision, and that is because they are more relevant to one of our other decisions on zones or overlays. We have addressed those defined terms in the context of the relevant decision. For example, the definition of 'Significant Natural Areas' is addressed in our decision on Significant Natural Areas as we found it more helpful to consider the provisions (including definitions) for particular topics or zones holistically.

39. We are aware that our decisions on definitions will necessitate consequential amendments to provisions elsewhere in the PDP. We have not set out those amendments here, and instead have incorporated them in our decision provisions.
40. There were a number of definitions which only attracted supporting submissions. As we have not made any amendments to those, we have not discussed them in our decision. We have also made a number of minor amendments to ensure that each definition is clear and assists in interpretation of the PDP.

National Planning Standards

41. While the PDP was notified in July 2018, the National Planning Standards only came into effect on 5 April 2019. There are 17 standards and the most relevant to this decision is Standard 14 Definitions which states:

Where terms defined in the *Definitions List* are used in a policy statement or plan, and the term is used in the same context as the definition, local authorities must use the definition as defined in the *Definitions List*.

42. If required, the Definitions List may define:
 - a. Terms that are a subcategory of, or have a narrower application than, a defined term in the Definitions List. Any such definitions must be consistent with the higher level definition in the Definitions List.
 - b. Additional terms that do not have the same or equivalent meaning as a term defined in the Definitions List.
43. There are a number of terms that are in the PDP that must be replaced by the definitions in the National Planning Standards. We note the high level of support for implementation of the National Planning Standards definition in the evidence received. A number of parties considered that the current District Plan Review process is the most opportune and efficient process for amending the definitions and plan provisions to be consistent with the Definitions Standard and we agree.
44. Given that we have decided to implement the National Planning Standards, there is no decision for us to make for those terms and we do not discuss them further in this decision.

Sites and boundaries

Allotment and Lot

45. Council's submissions sought that it would be efficient if the terms 'lot' and 'allotment' could be used interchangeably. We note that 'allotment' is defined in the National Planning Standards, while 'lot' is not. Ms Fisher on behalf of TaTa Valley Ltd

considered that to use both the terms 'lot' and 'allotment' is confusing and inconsistent with the National Planning Standards.² We agree and have deleted the term 'lot'.

Record of Title

46. We agree with the section 42A report authors that including a definition for 'Record of Title' would assist in providing clarity. We agree with the analysis and wording as recommended in the section 42A report and have included a new definition.

Rear Record of Title

47. We agree with the submission from Council that if the term is not used in the PDP, then it should be deleted. As 'Rear record of title' is not used in the PDP, we have deleted the definition.

Viable Record of Title

48. We agree with the submission from Sharp Planning Solutions Ltd that the definition is not needed and the standards included in the definition are more appropriately addressed in the rule for subdivision in the Rural Zone. We have therefore deleted the definition of 'Viable record of title'.

Boundary

49. We agree with the submission from Council and have amended the definition to refer to the boundary of 'exclusive use areas' with respect to cross-lease titles, rather than the boundary of the 'restrictive covenant.' We have not adopted the changes sought by Sharp Planning Solutions Ltd to broaden the definition to include external boundaries of cross-lease sites as it would have unintended consequences and change the application of bulk and location standards. We have been helped in this regard by the legal advice sought by Council so that the definition in relation to unit titles was fit for purpose, in particular given the definition of 'site' in the National Planning Standards. We have made a number of changes to the definition to capture the principal unit and any accessory units such as a garage.

Front, side and rear boundary

50. While Council sought inclusion of definitions for 'front', 'side' and 'rear boundary', the rules in the PDP do not differentiate between side and rear boundaries. We agree with the assessment in the section 42A report that the definitions as sought are problematic

² Statement of Evidence of Ailsa Fisher on behalf of TaTa Valley Limited, Paragraph 22.2.

in the context of the building setback rules, and do not cover all eventualities. For this reason, we have not included the additional definitions requested.

Continuous landholding

51. We agree with the assessment in the section 42A report that amending the definition by inserting reference to 'multiple' adjoining Records of Title 'in the same ownership' will provide additional clarity.

Contiguous

52. The term 'contiguous' is used in one rule in the PDP, being Rule 22.4.1.6 Conservation Lot Subdivision. Because we have deleted this rule, the definition is no longer required.

Residential accommodation

Living accommodation

53. In his evidence on behalf of Department of Corrections, Mr Grace sought inclusion of a new term 'living accommodation' which included shared accommodation forms such as emergency and refuge accommodation, accommodation for supervision staff, home detention and workers accommodation. We do not see the need for additional terms that relate to residential accommodation and have therefore rejected the request.

Dwelling and household

54. We have deleted the definition of dwelling due to overlap with the National Planning Standards term 'Residential unit'. While the Department of Corrections sought inclusion of a new defined term 'household' to cover a person or group of people who live together as a unit, we do not see the need.

Sleepout

55. The Surveying Company Ltd, Leigh Michael Shaw and Bradley John Hall sought inclusion of a definition for 'sleepout' as it was included in the Operative Waikato District Plan: Franklin section. We consider that sleepouts are adequately covered by the terms 'accessory building', and 'minor residential unit' if they are self-contained. We therefore have not included a definition for 'sleepout'.

Apartment

56. We agree with the assessment in the section 42A report that the term 'apartment' requires clarification as it is not clear if it refers to a building, or an individual unit. We have amended the term to identify that the term refers to a building, as requested by Kāinga Ora and note Mr Lindenberg's support for these amendments in his evidence.

We have also made amendments to recognise that an apartment building could have other uses along with residential, for example a ground floor in retail and upper floors in residential units where only part of the building is residential.

Multi-unit development

57. We have made a number of amendments to the definition to recognise that a multi-unit development may comprise of a range of housing types. We note Mr Lindenberg's support for these amendments in his evidence for Kāinga Ora.

Traveller's accommodation, Visitor accommodation and Homestay

58. As 'visitor accommodation' is included in the National Planning Standards definitions, we have replaced 'traveller's accommodation' with the National Planning Standard definition for 'visitor accommodation'. Ms Fisher initially considered that different types of visitor accommodation have different effects and suggested creating sub-types of visitor accommodation which can be used to differentiate activity status in the zone rules. At the hearing, she accepted the view of the section 42A report authors and concluded that it is not necessary to provide for sub-types of visitor accommodation within the definition. Given our consideration of the TaTa Valley Resort Zone and its provisions (which is the context for Ms Fisher's evidence), we see no need for additional defined terms for visitor accommodation and consider that the rules can be tailored to reflect different forms of visitor accommodation in the zone, if, and to the extent, necessary.
59. However, we consider a 'homestay' to be a sufficiently distinguishable activity to warrant its own definition. We have, therefore, retained that definition.

Workers' accommodation

60. This term is not used in the PDP, as notified, however we have made changes to the Rural Zone rules to specifically cater for workers' accommodation. We heard from Ms Fisher on behalf of TaTa Valley Ltd, Mr Vance Hodgson on behalf of Horticulture New Zealand, Mr Nick Roberts on behalf of T&G Global and Mr Mark Arbuthnot on behalf of Ports of Auckland Ltd, all of whom supported the inclusion of a definition for workers' accommodation, with each of them providing different proposed wording. For clarity, we consider that a definition would aid interpretation of the PDP. Of the versions presented to us for consideration, we prefer the wording put forward by Ms Fisher as it is succinct and clearly describes what workers' accommodation is.

Rest Home and Retirement Village

61. We agree with the submitters that the term 'rest home' is a duplication of 'retirement village', and that the terms should be rationalised into one. As 'retirement village' is a National Planning Standards term, we have used that and deleted 'rest home'.

Boarding House

62. While this term was sought by Kāinga Ora, it is only used in the context of a 'noise sensitive activity' in the PDP. Given the National Planning Standards define 'residential activity', we see no need to duplicate that by including different forms of living.

Special Housing Development

63. As this term is not used in the PDP, we see no need to include a definition.

Minor dwelling and minor residential unit

64. As 'minor residential unit' is a National Planning Standards definition, we have used that term to replace 'minor dwelling'. Ms Fiona McNabb on behalf of Whaingaroa Raglan Affordable Housing Project presented evidence which sought to amend the definition of 'minor dwelling' and Rule 16.3.1 to allow more than one dwelling per site. We note that the National Planning Standards definition of 'minor residential unit' does not limit the number of units on a particular site. We have not amended the definition but have addressed her request in our decision on the rules for the Residential Zone.

Sensitive activities and reverse sensitivity

Noise-sensitive activity

65. While the section 42A report authors recommended including places of assembly in the definition of 'noise sensitive activity', Ms Fisher on behalf of TaTa Valley Ltd opposed the amendment. She considered that places of assembly are occupied intermittently and occupants do not need increased protection from noise generating activities due to the short duration of exposure. Conversely, Mr Hodgson in his evidence on behalf of Horticulture New Zealand agreed with the section 42A report recommendation to extend the definition to include 'places of assembly' as 'noise sensitive activities'.
66. We agree with Ms Copplestone and Ms Yardley that places of assembly can include a wide range of activities, some of which are sensitive to noise and others that are not.³

³ Statement of Rebuttal Evidence Hearing 5: Chapter 13 Definitions, Anita Copplestone and Megan Yardley, Paragraph 56, dated 3 December 2019.

Accordingly, we consider it is appropriate to assume that activities that are sensitive to noise are likely to occur in a place of assembly.

67. Mr Arbuthnot on behalf of Ports of Auckland Limited (POAL) sought an exclusion for workers' accommodation. He considered this was appropriate because the accommodation is for the use of people who are engaged in the activity occurring on the site and who are familiar with (and not sensitive to) the effects of the activity.⁴ We consider that the exclusion of workers' accommodation from noise sensitive activity rules is most appropriately addressed in the rules, rather than complicating the definition.
68. We have only made modest amendments to this definition to match defined terms in the National Planning Standards and included places of assembly in response to the submission from KiwiRail as these may include activities sensitive to noise.

Sensitive land use

69. The term 'sensitive land use' is used in a number of policies and rules in the PDP and we agree with the analysis of the section 42A report authors that 'sensitive land use' and 'reverse sensitivity' are not intended to be used interchangeably. We do not consider it appropriate to merge them into a single term as suggested by a number of submitters, because the term 'sensitive land use' is used in rules which manage reverse sensitivity, but reverse sensitivity is not limited to the adverse effects of noise.
70. We received evidence from Mr Roberts on behalf of T&G Global who considered that 'workers' accommodation' needed to be excluded from the definition of 'sensitive land use' due to the need for workers to live near primary productive activities. Mr Arbuthnot on behalf of POAL made similar points in his evidence, although narrowed the exclusion to workers' accommodation in the Industrial Zone. In his evidence on behalf of Perry Group, Mr Aaron Collier considered Mr Arbuthnot's requested exclusion for 'workers accommodation' in relation to the Industrial Zone to be inappropriate. He considered that it was problematic to state that an activity that would be sensitive *outside* an Industrial Zone would not be sensitive *within* an Industrial Zone.⁵ Similar to our decision on noise sensitive activities, we consider that the exclusion of workers' accommodation from sensitive land use rules is most appropriately addressed in the rules, rather than complicating the definition.
71. Mr Collier considered that it is unnecessary and repetitive to incorporate 'visitor accommodation' and 'student accommodation' in the definition of 'sensitive land use',

⁴ Statement of Evidence of Mark Arbuthnot for Ports of Auckland Limited in Relation to Hearing 5 – Chapter 13 Definitions, , Paragraph 10.3, dated 18 November 2019.

⁵ Statement of Evidence of Aaron Collier on behalf of Perry Group Limited, Paragraph 4.9, dated 14 November 2019.

as they already fail to be considered as 'accommodation'. We agree, although we have retained 'visitor accommodation' for the avoidance of doubt.

72. We agree with Radio New Zealand and KiwiRail that additional clarity would be achieved by restructuring the definition into clauses, noting also that the current structure of the definition makes it appear (incorrectly) that all 'sensitive land uses' are education facilities.
73. We have included places of assembly as they could include sensitive activities, although we agree with Mr Collier that places of assembly are often generators of noise.⁶

Reverse sensitivity

74. The PDP does not currently include a definition for 'reverse sensitivity' and a number of parties considered that there should be a definition for 'reverse sensitivity', as follows:
- a. Ms Pauline Whitney on behalf of Transpower NZ acknowledged the challenges of defining the term, but nevertheless considered that a definition of the term 'reverse sensitivity' (reflecting the same in the RPS) would be beneficial to plan users and would support the PDP's interpretation and application.
 - b. Ms Tanya Running on behalf of Waka Kotahi considered that the term is well established in case law and planning documents, including the RPS, and appears frequently in the PDP.⁷
 - c. Ms Pam Butler on behalf of KiwiRail considered that it is important that the concept is properly understood and inclusion of a definition would make the PDP easier to interpret.⁸
75. Mr Collier on behalf of the Perry Group had an opposing view and outlined his preference that plans should focus on policies to manage reverse sensitivity rather than relying on a definition. Similarly, Ms Sarah McCarter on behalf of NZ Steel did not support inclusion of a definition for 'reverse sensitivity' given that the case law on this matter is still evolving. She drew our attention to the decision of the Auckland Unitary Plan which considered that a better approach to informing people about the issue of reverse sensitivity would be by way of guidance material outside the PDP itself.⁹ Mr Hodgson on behalf of Horticulture New Zealand considered that there was no need to define the term, particularly as the term is defined in the RPS should there be a need

⁶ Statement of Evidence of Aaron Collier on behalf of Perry Group Limited, 14 November 2019, Paragraph 4.10.

⁷ Statement of Evidence of Tanya Running for the NZTA, Paragraphs 5.1-5.2.

⁸ Statement of evidence of Pam Butler, for KiwiRail Holdings Ltd, Paragraphs 4-7.

⁹ Statement of evidence of Sarah McCarter on behalf of NZ Steel, Paragraph 28.

to refer to the higher order instrument.¹⁰ These sentiments were echoed by Mr Arbuthnot on behalf of POAL.

76. We are mindful of the analysis of the authors of the Recommendations on Submissions Report for the National Planning Standards, and their difficulties with providing a definition of 'reverse sensitivity',¹¹ given that case law is still evolving. We agree that it is a difficult concept to define as it depends on the context and have not included a definition for 'reverse sensitivity'. We consider it is more appropriate to deal with reverse sensitivity on a case-by-case basis, as it arises in different forms.

Habitable building, non-habitable building and habitable room

77. We agree with the analysis and recommendation of the section 42A report authors and consider that including new definitions for all three terms will assist in interpreting the PDP and aid clarity.

Living court and outdoor living space

78. While there are some differences between the two definitions, we consider that the National Planning Standards definition for 'outdoor living space' should replace the term 'living court' in the PDP. We consider that the definition of outdoor living space in the National Planning Standards is sufficiently broad to include outdoor space at ground level as well as upper floors, as was contemplated in the definition in the PDP.

Communal service court and Service court

79. We have amended these definitions to align them with terms 'outdoor living space' and 'residential unit' in the National Planning Standards, but do not limit the definition to three or more residential units. We note Mr Lindenberg's support for these amendments in his evidence on behalf of Kāinga Ora.

Duplex

80. Mr Lindenberg's evidence explained the rationale for amending the definition of 'duplex' to enable the residential units to be connected by a common wall and or by an accessory building, such as a garage or a carport. We agree and have amended the definition accordingly.

¹⁰ Statement of evidence of Vance Hodgson on behalf of Horticulture New Zealand, Paragraph 62.

¹¹ Ministry for the Environment. 2019. 21 Definitions Standard – Recommendations on Submissions Report for the first set of National Planning Standards. Wellington: Ministry for the Environment, Section 393, Pages 187 – 191.

Industrial and quarry activities

Mineral extraction and processing, Aggregate Extraction Activities and Extractive Industry

81. We agree with the submitters that the terms can be rationalised and combined into one definition, as see no value in having three definitions which cover the same activities. We consider that the most appropriate description of the activity is 'extractive activity' and this will match the naming protocol of the National Planning Standards.
82. Ms McCarter presented evidence on behalf of NZ Steel Holdings Ltd and supported streamlining the terms which relate to mining and extraction. While a number of the changes were supported by NZ Steel, she sought inclusion of:
- a. Workers' accommodation as being necessary for security purposes;
 - b. Storage, management and disposal of tailings which is a fundamental component of extractive activities and in her opinion, excluding this from the definition would lead to an incomplete description of the activity; and
 - c. Reference to 'at' or 'near' the site where the minerals have been taken, won or excavated effectively restricts the location of the extractive activity.
83. She did not see the value in either excluding or including 'ancillary earthworks' as they are indistinguishable from the activity of mineral or aggregate extraction. She considered that to define these as separate activities would create an artificial distinction which would not reflect the reality of how these activities occur.¹² We have retained 'ancillary earthworks' within the definition of extractive activity as it will aid interpretation.
84. We agree with Ms McCarter that the definition should apply to activities at or near the site where the minerals have been taken, won or extracted. We also have included reference to tailings as a fundamental aspect of extraction activities. We agree with the section 42A report authors not to include residential / workers' accommodation in the definition for people required to live on site and instead address this through the rules.
85. We have excluded farm quarries from the definition as they are of a different scale and, generally speaking, will have a lesser level of effects.

Blasting

86. We agree with the analysis of the section 42A report authors that the effects of irregular and regular blast holes are similar. We have therefore made amendments to broaden the definition to an array of blast holes (rather than a regular array) and have deleted the reference to 'regularly spaced' explosive charges.

¹² Statement of evidence of Sarah McCarter on behalf of NZ Steel, paragraph 23

Mineral

87. We agree with the submission from New Zealand Steel that it is appropriate to cross reference the definition of 'mineral' to that in the Crown Minerals Act 1991.

Cleanfills and waste management

Fill material

88. While 'cleanfill' is a defined term in the National Planning Standards, we consider that expanding the definition of 'fill material' to describe the variety of substances used for cleanfill will provide additional clarity.

Cleanfill facility

89. While The Surveying Company and Grander Investments Limited requested a new definition of 'cleanfill facility', we consider that the National Planning Standards term 'cleanfill area' adequately addresses the matters raised by the submitters. More specifically, the submitters described the activity as a facility where cleanfill material is accepted for disposal, which matches the National Planning Standards definition for 'cleanfill area'. We have therefore included the National Planning Standards definition for 'cleanfill area'.

Landfill

90. We agree with submitters that the PDP would benefit from a definition for this term given that it is used in rules. We therefore have included the National Planning Standards definition for landfill.

Waste management

91. Federated Farmers sought amendments to the definition of 'waste management' to restrict the definition to 'industrial or commercial' activities only. We have not made any changes to the definition of 'waste management' as we do not consider the amendments sought by Federated Farmers to exclude day-to-day farming will assist in interpretation.

Waste management facility

92. As notified, the definition of 'waste management facility' includes reference to cleanfills which results in overlap between the two definitions. The submission from Grander Investments Limited sought to separate the disposal of 'cleanfill' from other waste management activities/facilities and we agree. We have deleted reference to cleanfills

from the definition of 'waste management facility' to make the distinction between the two activities clear.

Disposal

93. We do not agree with the inclusion of the term 'disposal', as sought by Sharp Planning Solutions Ltd, as the term is commonly used and understood.

Rural activities and features

Rural activities and productive rural activities

94. Despite the requests by Waka Kotahi and Fonterra Limited to include definitions for these terms, we do not see the need given the limited use of the terms in the PDP. Ms Fisher (on behalf of TaTa Valley Limited) considered that the terms 'primary production' and 'productive rural activities' are not interchangeable, as suggested by the section 42A report. In his evidence on behalf of Middlemiss Farm Holdings Ltd, Mr Hartley supported the replacement of 'productive rural activities' with the National Planning Standards definition 'primary production'. He considered that this wording creates less room for future debate (especially if carried down into objectives and policies without amendments to those) as to whether a proposed activity is 'productive' or not and is therefore less likely to lead to inappropriate environmental and social outcomes.¹³
95. We agree with Ms Copplestone and Ms Yardley that 'primary production' can replace the term 'productive rural activities' in the PDP without altering the scope of what was intended by the PDP for 'productive rural activities'.¹⁴

Forestry

96. KiwiRail sought amendments to the definition of 'forestry' to explicitly include shelterbelts and woodlots. We note that the National Environmental Standards for Plantation Forestry do not include a definition for 'forestry', despite having a number of other defined terms that use the term 'forestry' such as forestry track and forestry road. We consider that the inclusion of definitions for shelterbelts and woodlots is not necessary as the definition is already sufficiently broad. We understand why KiwiRail is seeking to expand the definition, but we do not consider the definition should be modified to manage vegetation in close proximity to the railway network.

¹³ Statement of Primary Evidence of Shane Hartley on Behalf of Middlemiss Farm Holdings Ltd, Paragraph 4.8, dated 21 November 2019.

¹⁴ Statement of Rebuttal Evidence Hearing 5: Chapter 13 Definitions, Anita Copplestone and Megan Yardley, Paragraph 96, dated 3 December 2019.

High class soils

97. Mr Hartley filed evidence for Middlemiss Farm Holdings Limited and sought an amendment to the definition of 'high class soils' to exclude 'flood plain' soils. He acknowledged that this may make the PDP slightly inconsistent with the RPS. We are satisfied that the PDP should match the RPS in this regard and therefore have not amended the definition as he requested. Given the imminent release of the National Policy Statement for Highly Productive Land, it would be premature for us to pre-empt that by making changes to this definition, especially given that the current definition in the PDP aligns with the RPS. We note that this approach was supported by Mr Hodgson in his evidence on behalf of Horticulture New Zealand.

Lifestyle uses

98. Despite the request from Fonterra Limited to include a definition for this term, we do not see the need given the limited use of the term in the PDP. Mr Hodgson addressed this matter in his evidence on behalf of Horticulture NZ and agreed that it is not necessary to define the term. He considered that the PDP could be improved with use of a consistent term and alignment with the National Planning Standards and the Proposed National Policy Statement for Highly Productive Land. Given that the Proposed National Policy Statement has not yet been gazetted, this is somewhat difficult to achieve at this point.

Boarding, breeding or animal training establishment

99. We have amended this definition to clarify that it is intended to apply to domestic animals rather than to rural animals such as farm dogs. We note Mr Lindenberg's support in his evidence on behalf of Kāinga Ora for the amendments to make it clear that this term relates to boarding animals.

Poultry

100. We have addressed the points raised by Ms Kaur in our decision on the Rural Zone. In summary, we have added in a 'free range' definition to clearly separate from intensive farming. Free range includes outdoor enclosures where ground cover is maintained. If grass cover is not maintained because stocking is too intensive, then it falls into the intensive farming definition. We have also included an explicit exclusion from the 'intensive' definition for poultry hatcheries.

Commercial activities

Commercial activity, commercial services and retail activity

101. As the National Planning Standards include a definition for 'commercial activity', our key decision was whether there was any value in retaining the definitions of

‘commercial services’ and ‘retail activity’. On behalf of TaTa Valley Ltd, Ms Fisher supported retaining separate terms for ‘commercial services’ and ‘retail activity’ and incorporating them into a nesting table as sub-categories of ‘commercial activity’ (as provided for by the National Planning Standards). Her reasoning was that these activities have different characteristics that may generate different effects including:¹⁵

- a. Different rates of traffic generation, parking requirements and choice of transport modes;
- b. Different floor space requirements which have subsequent impacts on density and urban form;
- c. The design of the public interface and therefore amenity; and
- d. Retail activities that are considered “anchor” tenants (e.g., supermarkets, department stores) can affect the viability of centres depending on where they are located. Commercial services normally act as a supporting role and are less likely to impact the same way.

102. We prefer the analysis of Ms Copplestone and Ms Yardley, to the effect that whilst there may be valid effects-based reasons to differentiate between commercial services and retail/commercial activities, the rules in the PDP do not make any such distinction.¹⁶ We consider that the single term of ‘commercial activity’ adequately addresses the activities in the other two definitions, and any specific distinctions between the two activities can be addressed in the rules, if or to the extent necessary. We therefore have deleted the definitions of ‘commercial services’ and ‘retail activities’.

Service station

103. The Oil Companies requested the inclusion of a separate definition of ‘service station’ to avoid ambiguity as to whether a service station is a ‘commercial activity’ or a ‘retail activity’ or both. Ms Karen Blair (for the Oil Companies) accepted in her evidence that this issue is resolved by adopting a single definition of ‘commercial activity’, consistent with the National Planning Standards definition. The focus of the hazardous substances rules is on the quantity of fuel rather than the activity that it is associated with, however we have included a new definition for ‘service station’ in the context of the Industrial Zone.

Public floor area

104. Council sought inclusion of a definition for this term, which is used in the context of parking standards. However, as we have deleted those standards in response to the National Policy Statement for Urban Development, there is no longer a need for a definition.

¹⁵ Evidence of Ailsa Fisher on behalf of TaTa Valley Ltd, Paragraph 11.4.

¹⁶ Statement of Rebuttal Evidence Hearing 5: Chapter 13 Definitions, Anita Copplestone and Megan Yardley, Paragraph 115, 3 December 2019.

Neighbourhood centre

105. As these are not mapped on the planning maps and generally are identified only in structure plans, we have deleted the reference to the planning maps from the definition.

Community activities and facilities

Community facility, community activity and place of assembly

106. The Department of Corrections requested that 'community corrections activities' become a subset of 'community activity', to enable provision for these activities where appropriate. Mr Grace on behalf of Department of Corrections considered that 'community corrections activities' could be encompassed as a subset of the National Planning Standards definition of 'community facility', but remained concerned that this is not plainly apparent, and could lead to interpretation issues. To rectify this, he explored a number of options, but concluded that the most appropriate one is to insert explicit references to 'community corrections activities' within the relevant zone, which is to identify the applicable activity status and development standards.¹⁷ We agree.
107. Mr Michael Briggs addressed the definition of 'community facility' in his evidence on behalf of Rangitahi Ltd and supported the replacement of 'community activity' with the definition of 'community facility'.
108. The PDP contains a number of community activities/facilities definitions, some of which are specific to particular locations such as Tamahere and Te Kauwhata Lakeside Precinct. We have rationalised all these terms into the single National Planning Standards term of 'community facility' due to the overlap and consider this is a more efficient approach.

Health facility

109. We do not see the need to specifically include beauty services as requested by Sharp Planning Solutions Ltd and consider that the notified definition is broad enough to encompass those activities.

Education facility and childcare facility

110. Mr Keith Frentz provided evidence on behalf of Ministry of Education that addressed the distinction between 'education facility' and 'childcare facility'. He did not support

¹⁷ Letter tabled from Sean Grace on behalf of the Department of Corrections, dated 19 November 2019.

retention of the definition of 'childcare facility' on the basis that this does not cover the full range of activities that may be provided.¹⁸ Conversely, Mr Michael Briggs in his evidence on behalf of Rangitahi Ltd supported retaining the definition for 'childcare facility' and considered the additional recognition of day care in the definition provides additional clarity. Mr Vance Hodgson expressed similar support in his evidence for Horticulture New Zealand.

111. While the National Planning Standards contain a definition for 'educational facility', we consider a distinction needs to be made for 'childcare facilities', because their effects (and usually scale) are sufficiently different from other educational facilities.

Emergency services

112. We have included district wide rules to enable emergency services and consider that a definition of 'emergency services' as well as training and management facilities would assist in interpreting the PDP.

Temporary event

113. We have deleted the reference to the duration as we consider that the rules are the most appropriate location for performance standards rather than in the definition.

Access, accessible and accessibility

114. We considered the request from Waikato District Health Board to include three new definitions for 'access', 'accessible' and 'accessibility'. We agree with the section 42A authors' analysis that a definition for 'accessible' would be useful as it is used in many different chapters of the PDP. We do not see the need to include the other two terms as their meaning can be derived from the definition of 'accessible'.

Recreation activities and facilities

Informal recreation

115. TaTa Valley Limited sought amendments to the definition of 'informal recreation' to delete reference to buildings necessary for the maintenance of the park. While the definition captures both activities and buildings, we consider it is an efficient way to capture recreation activities as well as structures and activities to support the use of parks.

Recreation facility and Outdoor recreation

¹⁸ Statement of Evidence of Keith Frentz on behalf of Ministry of Education, Paragraphs 6.1-6.13.

116. Although Ms Fisher provided evidence on these terms in Hearing 5 Definitions, Mr Scrafton did not pursue the inclusion of them as activities for the TaTa Valley Resort Zone. Given the limited use of these terms elsewhere in the PDP, we are satisfied that no definition is needed.

Entertainment facility

117. Although this term was deferred for consideration in the context of Hearing 25 Zone Extents and the new zone for TaTa Valley Resort Zone, Ms Fisher provided evidence on the term on behalf of TaTa Valley Ltd. We agree with the analysis of Ms Copplestone and Ms Yardley that the definition proposed by Ms Fisher is problematic due to its overlap with 'place of assembly' and the National Planning Standards definition of 'community facility'. Consequently, we have not included a definition for 'entertainment facility' as the term does not appear elsewhere in the PDP.

Day-to-day activity

118. Given that this term is only used in the Hampton Downs Motorsport and Recreation Zone, we have not extended the definition to include skateparks as sought by Raglan Naturally. In any event, we have deleted this definition and instead have inserted the body of the definition into the rules for Hampton Downs Motorsport and Recreation Zone.

Maimai

119. Given that we have included rules for maimai in a number of zones, we agree with Mr Wilson that it is appropriate to include a new definition to provide clarity.

Airfield

120. As the term is not used in a rural context within the PDP, we do not consider appropriate to amend the definition to provide for rural airstrips and helicopter landing areas as requested by Horticulture New Zealand. We agree with the submission from NZTE Operations and consider that 'aerodrome' is a recognised and defined term by the CAA and is therefore more appropriate than 'airfield'. We agree that the definition should align with the definition of 'aerodrome' in the CAA document Aviation Definitions and Abbreviations in Part 1 CAA Consolidation Document, dated 20 July 2018 as sought by NZTE Operations and have changed the definition accordingly.

General aviation and recreational flying

121. Mr Houlbrooke presented evidence on behalf of Greig Metcalfe seeking inclusion of a definition for these terms to avoid ambiguity. We have not included definitions for these terms since we have deleted them as activities from the Te Kowhai Airpark Zone.

Subdivision and development

Urban subdivision, use and development

122. As this term is used in the context of objectives rather than any rules, a definition is not necessary.

Comprehensive Land Development Consent and Comprehensive Subdivision Consent

123. Kāinga Ora sought deletion of references to Te Kauwhata Lakeside Precinct Plan Area in the definitions to enable the term to be used elsewhere. Mr Lindenberg provided evidence on behalf of Kāinga Ora supporting the use of comprehensive consent as a mechanism to potentially be used in other locations across the district.
124. As these terms are used only in the rules for Te Kauwhata Lakeside Precinct, there is no need for broadening the definition to apply elsewhere.

Indicative Road

125. We acknowledge the issues raised by submitters regarding the application of rules to a road which has been constructed with an alternative roading layout, but not removed from the planning maps. We agree that it would be useful for rules to differentiate between an indicative future road and one which has been authorised and/or formed with an alternative layout/location. Whilst a definition may not be the most appropriate place to make this differentiation, we agree that the wording proposed by Council will provide greater clarity and flexibility. We have amended the definition accordingly.

Village Green

126. As this term is used only in respect of Tamahere, we see no value in broadening the definition to apply elsewhere as sought by Sharp Planning Solutions Ltd.

Sign

127. As the National Planning Standards include a definition of sign, we have replaced the definition that was notified in the PDP accordingly. Ms Karen Blair on behalf of The Oil Companies stated that some significant consequential amendments to the rules will be needed, as follows:
- a. The definition in the PDP is limited to signs that are visible from a public place. There is no such limitation in the National Planning Standards definition.

- b. The National Planning Standards definition of a sign requires that a sign be attached or fixed to a structure or natural object, which not include objects that are not attached to land such as shipping containers. There is no equivalent requirement in the PDP definition.
 - c. Vehicles that are used to display signs are also excluded from the National Planning Standards definition, whereas they would be captured within the definition of sign in the PDP.
 - d. A 'sign' under the National Planning Standards definition specifically includes the equipment to which it is attached. The PDP does not explicitly include equipment supporting a sign within the definition of 'sign'.
128. We agree that the replacement of defined terms often necessitates consequential changes to the rules and have addressed this in terms of our decisions on the sign provisions.

Health and safety sign

129. In her evidence on behalf of The Oil Companies, Ms Blair stated that the section 42A report does not include a definition for 'health and safety sign'. We consider that the National Planning Standard definition for an 'official sign' would apply to signage required for health and safety purposes and have included this National Planning Standards term in the PDP list of definitions.

Real estate header sign and Real estate sign

130. Mr Houlbrooke presented evidence on behalf of Greig Metcalfe supporting the inclusion of definitions for 'Real estate header sign' and 'Real estate sign'. As we have included the term 'real estate header sign' in the sign rules, we consider there is value in defining the term to provide clarity. We have also included a definition for 'real estate sign' for the same reasons.

Construction noise

131. We have not included a definition for 'construction noise' as the rule references NZS 6803:1999 Acoustics – Construction Noise which provides a definition of construction work and construction noise for the purposes of applying the Standard.

Lux

132. We agree with the section 42A report authors that there is no need for this definition and have deleted it.

Noxious, dangerous, offensive or toxic activities

133. We have deleted the definition for this term as it is not used in the hazardous substances provisions.

Impervious Surface

134. A number of submitters expressed concern that the definition would restrict farm tracks, including Mr Hodgson who presented evidence on this matter on behalf of Horticulture New Zealand. He considered that farm tracks should be excluded on the basis that these are of mixed surface material and on properties large enough to manage stormwater related runoff onsite, unlike urban situations where onsite stormwater management has more challenges.¹⁹ We appreciate the concerns of the submitters that the definition is too restrictive or may unintentionally capture farm tracks and have therefore excluded them from the definition.

135. Kāinga Ora sought an alternative definition, and in his evidence on its behalf, Mr Lindenberg supported a substantially redrafted definition on the basis that it would provide clear guidance.²⁰ We agree and have largely adopted Mr Lindenberg's wording.

Transferable development right

136. Evidence was presented by Mr Hartley on behalf of Middlemiss Farm Holding Ltd who sought inclusion of a definition for 'transferable development right'. As we have not included this subdivision mechanism in the Rural Zone, there is no need for a definition.

Natural environment

Overlays

137. New Zealand Steel Holdings Limited sought that various definitions which apply to overlays be deleted, such as Significant Natural Area and Outstanding Natural Landscape. Ms McCarter on behalf of NZ Steel maintained that it is not necessary to define these but conceded that "its inclusion in the definitions is unlikely to create problems with the implementation of the Plan".²¹ We have retained the definitions for the various overlays as they provide clarity.

¹⁹ Statement of Evidence of Vance Hodgson on behalf of Horticulture New Zealand, Paragraphs 46-48.

²⁰ Statement of Evidence of Matthew Lindenberg on behalf of Kāinga Ora, Paragraph 9.16.

²¹ Statement of Evidence of Sarah McCarter on behalf of New Zealand Steel Holdings Limited, Paragraph 27.

Environmental protection area

138. While Environmental Protection Areas are mapped at Te Kauwhata and Pokeno, we see no harm in inserting a definition that clarifies that they are shown on the planning maps.

Conservation planting

139. Evidence filed by Mr Hartley on behalf of Middlemiss Farm Holdings Limited sought a definition of 'conservation planting'.²² Given that we have not included any rules that require conservation planting in the Rural Zone, there is no need for the definition.

Ecosystem services

140. Evidence filed by Mr Hartley on behalf of Middlemiss Farm Holdings Ltd sought a definition for 'ecosystem services'. The term 'ecosystem services' appears in Rules 22.2.8 and 23.2.9, which relate to indigenous vegetation clearance outside a Significant Natural Area in the Rural Zone and Country Living Zones respectively. The term is used in the context of a matter of discretion and we do not see the value in including a definition for it. In any event, the term is defined in the RPS.

Landscape restoration area

141. Mr Lindenberg in his evidence on behalf of Kāinga Ora sought amendments to this term so that it could be used elsewhere in the district rather than just Rangitahi Peninsula. As this concept is not currently used outside the Rangitahi Peninsula Zone and its provisions, we do not see the value in broadening the definition.

Infrastructure

Identified area

142. This term is used extensively in the Infrastructure provisions, and while it is defined in Chapter 14 we have also included it in the Definitions for clarity.

AEP

143. We agree with the section 42A report recommendation to clarify that Annual Exceedance Probability is also referred to as 'AEP'.

Low impact design, floodplain and flood risk area

²² Statement of Evidence from Shane Hartley, on behalf of Middlemiss Farm Holdings Ltd, Paragraphs 4.1-4.2.

144. While definitions for these terms were not included in the PDP, we consider there is value in including a definition for 'low impact design' and that the definition aligns with the Regional Infrastructure Technical Specifications. We have also included a number of new definitions to support the natural hazards provisions, including 'Flood plain management area' and 'Flood ponding area'.

Overland flow path

145. We agree with the submission from WRC that the definition should align with the definition in its Waikato Stormwater Management Guideline 2018 and have amended the definition accordingly.

Stormwater management plan and Catchment Management Plan

146. As these terms are not used in the PDP, we have not included definitions for them.

Wastewater treatment plants and systems

147. We heard evidence from Mr Houlbrooke on behalf of Greig Metcalfe who considered that a definition for 'wastewater treatment plant' would be useful given that it appears in both the Infrastructure chapter as well as setbacks from 'wastewater treatment plants' in the zone rules. We agree and have included a new definition accordingly.
148. Mr Metcalfe also sought inclusion of a new definition for 'community-scale wastewater system' as this term is used in the Infrastructure chapter and applies across all zones. The rule requires new development or subdivisions to have a wastewater system that is either connected to a public reticulated wastewater network, or a 'community-scale wastewater system', or is provided with a site-contained, alternative method of wastewater disposal that complies with AS/NZS 1547:2012. We consider a definition will assist with interpretation and have accordingly included a new definition for 'community-scale wastewater system'.

Watercourse

149. The inclusion of a new definition for 'watercourse' was sought by NZTA, however Ms Running's evidence stated that a definition of 'watercourse' is not required as it was addressed by the National Planning Standards definition. To be consistent with the National Planning Standards, RMA and RPS), we have not included a new definition.

Reservoir

150. Horticulture New Zealand originally sought an amendment to the definition of 'reservoir' to include water storage for irrigation. Mr Hodgson's evidence²³ on behalf of Horticulture New Zealand considered that the damming and diversion of water for irrigation purposes is an activity managed by WRC. He considered that there are no obvious land use-related matters that require the definition change sought in their original submission. We agree and have made no amendments to the definition.

Wetland

151. Mr Hartley provided evidence on behalf of Middlemiss Farm Holdings Ltd on the definition of 'wetland' and preferred that a definition of 'natural wetland' be included in the PDP. He based his preferred definition on the draft National Policy Statement for Freshwater Management (as it was at the time of Hearing 5), with further amendments.
152. The definition of 'wetland' in the PDP is consistent with the definition in the National Planning Standards, which relies on the definition in the RMA. We see no reason to depart from that approach, particularly given the recent evolution of the National Policy Statement for Freshwater Management and National Environmental Standards for Freshwater Management.

Maaori terms

153. We have made a number of minor amendments to the Maaori terms to improve the accuracy and clarity. We have also deleted terms that are not used in the PDP.

Section 32AA evaluation

154. Our amendments to the definitions generally fall into the following categories:
- a. Changes to implement the mandatory definitions in the Planning Standards – Standard 14: Definitions, along with any sub-definitions needed to maintain the intent of the PDP provisions;
 - b. Changes to improve the accuracy and conciseness of the definitions, or to provide appropriate clarity for readers; and
 - c. Changes to rationalise terms and delete unnecessary definitions.
155. We have undertaken a number of mandatory amendments as required by the National Planning Standards, an action which does not require a section 32AA evaluation. For those definitions or terms which are not covered by a National Planning Standards

²³ Statement of Evidence from Vance Hodgson on behalf of Horticulture New Zealand, Paragraph 67.

definition, the options are to make changes within the scope of requests made in submissions on the PDP, or to retain the definitions as notified. We consider our amendments will provide a greater level of conciseness, clarity and certainty for plan users. After considering submissions, we consider that these changes are more accurate than the notified text in Chapter 13. Many of our deletions of definitions will reduce unnecessary repetition and confusion. This will result in a plan that is more concise and easier to interpret by plan users. For this reason, those recommendations are considered to be efficient and effective.

156. We consider that our amendments will improve the efficient application of the PDP for users and the Council, and more effectively achieve the objectives of the PDP.

5 Conclusion

157. We accept the section 42A report and the evidence filed by the submitters, as these have collectively informed our section 32AA assessment informing this Decision. We consider that the inclusion of National Planning Standards definitions and the number of other amendments to definitions that we have made will assist in achieving the objectives, having considered the options available to us and the costs and benefits.
158. Overall, we are satisfied that the amended definitions (in **Attachment 1**) will assist interpretation of the PDP.

For the Hearings Panel



Dr Phil Mitchell, Chair

Dated: 17 January 2022

Chapter 13: Definitions

	Denotes a term defined in in the National Planning Standards
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For the purposes of the defined terms, words in the singular include the plural and words in the plural include the singular.

Where the defined word is an activity, unless otherwise stated in the rules, the activity includes the building the activity occurs within and any ancillary activities that are integral to the day-to-day operation of the defined term

Definition	Meaning																																
A																																	
Access allotment	Means an allotment used only for access to, and provision of, services to other Records of Title .																																
<u>Accessibility</u>	<u>Means has features that allow access by members of the community, including those with sight and mobility impairment.</u>																																
Accessory building	Means a building, the use of which is incidental to the use of the principal land use or building on that site. A garage that is integrated into and forms part of a dwelling is not an accessory building. <u>means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site, but does not include any minor residential unit.</u>																																
Activities not provided for in Precinct B in the Motor Sport and Recreation Zone	Means: <table border="1"> <tr> <td>Abattoirs</td><td>Asphalt and bitumen plants</td></tr> <tr> <td>Abrasive blasting</td><td>Animal by-product processing</td></tr> <tr> <td>Asbestos removal</td><td>Bulk cartage contractors</td></tr> <tr> <td>Building recycling yards</td><td>Building recyclers</td></tr> <tr> <td>Dairy companies</td><td>Bus and coach tours</td></tr> <tr> <td>Car and truck wrecking yards</td><td>Courier and taxi companies</td></tr> <tr> <td>Factory farming</td><td>Carrier, cartage operators</td></tr> <tr> <td>Foundries</td><td>Explosives manufacturers</td></tr> <tr> <td>Galvanising plants</td><td>Fuel and oil suppliers</td></tr> <tr> <td>Heavy haulage contractors</td><td>Freight forwarders</td></tr> <tr> <td>Hazardous waste or facilities depot</td><td>Guns and gunsmiths</td></tr> <tr> <td>Oil refineries</td><td>House removal</td></tr> <tr> <td>Septic tank services</td><td>Labour hire companies</td></tr> <tr> <td>Service station</td><td>Recycling centre</td></tr> <tr> <td>Scrap metal dealers</td><td>Shuttle services</td></tr> <tr> <td>Saw mill</td><td>Spring manufacturers</td></tr> </table>	Abattoirs	Asphalt and bitumen plants	Abrasive blasting	Animal by-product processing	Asbestos removal	Bulk cartage contractors	Building recycling yards	Building recyclers	Dairy companies	Bus and coach tours	Car and truck wrecking yards	Courier and taxi companies	Factory farming	Carrier, cartage operators	Foundries	Explosives manufacturers	Galvanising plants	Fuel and oil suppliers	Heavy haulage contractors	Freight forwarders	Hazardous waste or facilities depot	Guns and gunsmiths	Oil refineries	House removal	Septic tank services	Labour hire companies	Service station	Recycling centre	Scrap metal dealers	Shuttle services	Saw mill	Spring manufacturers
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Definition	Meaning										
	<table> <tr> <td>Tallow merchants</td><td>Tyre retreaders</td></tr> <tr> <td>Timber treatment plants</td><td>Skating rinks</td></tr> <tr> <td>Quarrying</td><td>Telemarketing services</td></tr> <tr> <td>Zinc production</td><td>Truck and bus dealers</td></tr> <tr> <td>Wool scourers</td><td></td></tr> </table>	Tallow merchants	Tyre retreaders	Timber treatment plants	Skating rinks	Quarrying	Telemarketing services	Zinc production	Truck and bus dealers	Wool scourers	
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Timber treatment plants	Skating rinks										
Quarrying	Telemarketing services										
Zinc production	Truck and bus dealers										
Wool scourers											
Adjoining site	Means any other site sharing that shares any length of boundary with the subject site . Unless specifically stated in the context, it excludes but does not include a site across a road, service lane, or private <u>access</u> way, unless specifically stated in the context.										
AEP	Refer to definition of Annual Exceedance Probability.										
Afforestation	Has the meaning in the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017. (a) means planting and growing plantation forestry trees on land where there is no plantation forestry and where plantation forestry harvesting has not occurred within the last 5 years; but (b) does not include vegetation clearance from the land before planting.										
Aggregate extraction activities	Means those activities associated with aggregate extraction, including: (a) aggregate excavation, blasting, processing (crushing, screening, washing and blending); (b) the storage, distribution and sale of aggregates by wholesale to industry or by retail; (c) ancillary earthworks; (d) the removal and deposition of overburden; (e) treatment of stormwater and wastewater; (f) landscaping and rehabilitation works including cleanfilling; (g) ancillary buildings and structures; and (h) residential accommodation necessary for security purposes.										
Aggregate Extraction Area	Means an area identified <u>as an Aggregate Extraction Area</u> on the planning maps.										
Aggregate Resource Area	Means an area identified <u>as an Aggregate Resource Area</u> on the planning maps.										
Agricultural and horticultural research activities	Means all activities associated with agricultural and horticultural research and innovation including, but not limited to: (a) agritechnology; (b) food technology; (c) biotechnology; (d) bioengineering reproductive technology; (e) information technology; (f) biological pest control; (g) weed and pest management strategies; (h) vaccine development; (i) soil, plant and fibre analysis; (j) fertiliser and pesticide formulation and application; (k) animal and plant health and disease control; (l) control of fungal and plant toxins; (m) processing of animal and horticultural products and by-products; (n) research abattoirs;										

Definition	Meaning
	<p>(o) waste management systems;</p> <p>(p) animal behaviour and welfare;</p> <p>(q) farm sustainability;</p> <p>(r) grazing;</p> <p>(s) confined animal farming;</p> <p>(t) soil, air and water research; and</p> <p>(u) the development, manufacture and commercial application of such activities.</p>
Agricultural Research Centres	<p>Means the sites listed below that are identified shown on the planning maps, which are subject to the GRUZ – General rural zone rules; as the</p> <p><u>a. Livestock Improvement Corporation (LIC) Agricultural Research Centre and or</u></p> <p><u>b. the Dairy NZ Agricultural Research Centre., which are subject to the Rural Zone rules in Specific Area 22.5.</u></p>
<u>Airfield Aerodrome</u>	<p><u>Means an area of land set aside from other uses for the purposes of enabling aircraft to land and take off.</u></p> <p><u>(1) means any defined area of land or water intended or designed to be used either wholly or partly for the landing, departure, and surface movement of aircraft; and</u></p> <p><u>(2) includes any buildings, installations, and equipment on or adjacent to any such area used in connection with the aerodrome or its administration.</u></p>
<u>Aircraft Operations</u>	<p><u>Includes:</u></p> <ul style="list-style-type: none"> <u>the landing and take-off of any aircraft at an aerodrome;</u> <u>the taxiing of aircraft associated with landing and take-off and other surface movements of aircraft for the purpose of taking an aircraft from one part of the aerodrome to another.</u>
Allotment	<p>Has the meaning in section 218 of the Resource Management Act 1991 as set out below.</p> <p><u>Means</u></p> <p><u>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—</u></p> <p><u>i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or</u></p> <p><u>ii. a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or</u></p> <p><u>b. any parcel of land or building or part of a building that is shown or identified separately—</u></p> <p><u>i. on a survey plan; or</u></p> <p><u>ii. on a licence within the meaning of Part 7A of the Land Transfer Act 1952; or</u></p> <p><u>c. any unit on a unit plan; or</u></p> <p><u>d. any parcel of land not subject to the Land Transfer Act 1952.</u></p>
<u>Alteration or a</u> <u>Additions</u>	<p>Means for heritage items listed in Appendix 30.1, an extension to a structure or building which increases its size, height and volume, including the construction of new floors, walls, ceilings and roofs.</p>

Definition	Meaning
Alterations	Means for heritage items listed in Appendix 30.1 , any change to the fabric or characteristics of a building and includes the removal and replacement of external walls, windows, ceilings, floors or roofs. It does not include repair or maintenance and repair as defined elsewhere.
Amateur radio configuration	Means aerials, antennas and associated support structures which are owned and operated by licensed amateur radio operators.
Amenity values	Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below) <div> <p>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</p> </div>
Ancillary equipment	Has the same meaning as in Regulation 4 of the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (as set out in the box below) <div> <p>Means telecommunications, radiocommunications, electrical or similar equipment which is necessary to install with a facility to enable the facility to operate as intended, but not a self-contained power unit or a lightning rod.</p> </div>
Ancillary activity	means an activity that supports and is subsidiary to a primary activity.
Ancillary rural earthworks	(a) Means any earthworks or disturbance of soil associated with: <ol style="list-style-type: none"> crop cultivation and associated land preparation (including establishment of sediment and erosion control measures), for planting and growing operations; harvesting of agricultural and horticultural crops (farming) and forests (forestry); and maintenance and construction of facilities typically associated with farming and forestry activities, including, but not limited to, farm/forestry tracks, roads and landings, stock races, silage pits, <u>offal pits</u>, farm drains, farm effluent ponds, feeding pads, <u>fertiliser storage pads</u>, <u>airstrips</u>, <u>helipads</u>, <u>post holes</u>, <u>fencing</u>, <u>drilling bores</u>, <u>stock water pipes</u>, <u>water tanks and troughs</u>, <u>the maintenance of on-farm land drainage networks</u>, and <u>erosion and sediment control measures</u>; and <u>burying of material infected by unwanted organisms as declared by the Ministry for Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993.</u>
Animal feed lot	Means a covered or uncovered hard standing area used for the purpose of intensively feeding animals. It does not include the concentrated but temporary wintering of stock numbers normally present on a property in areas such as feed stalls or feed pads.
Annual exceedance probability or AEP	Means the probability of an event occurring in any one year. The probability is expressed as a percentage and generally refers to storm events of a particular magnitude occurring in any given year. For example, a large flood which may be calculated to have a 1% chance to occur in any one year, is

Definition	Meaning
	described as 1% AEP.
Antenna	<p><u>Has the same meaning as in Regulation 4 of the Resource Management (National Environmental Standards for Telecommunication Facilities.) Regulations 2016.</u></p> <p>Means a device that receives or transmits radiocommunication or telecommunication signals, but not a small cell unit.</p>
Apartment <u>building</u>	Means <u>a building, or part of a building, that contains three or more attached residential units, connected by one or more accessory buildings, such as a garage or carport.</u>
<u>Artificial Crop Protection Structure</u>	<u>Means structures (excluding greenhouses) and associated covering material used to protect crops and/or enhance plant growth.</u>
<u>Automotive activities</u>	<u>Means, within the Hampton Downs Motor Sport and Recreation Zone, a business that is related to the automotive and motor sports industry and includes premises involved in the sale, servicing, repair and fabrication of automotive and motor sport vehicles, parts or accessories.</u>
B	
Bank	Means any outer edge of the bed of a lake, <u>or</u> river or stream.
Bed	<p>Has the meaning in section 3 of the Resource Management Act 1991 (as set out in the box below).</p> <div style="border: 1px solid black; padding: 10px;"> <p><u>Means—</u></p> <p><u>a. in relation to any river—</u></p> <p style="padding-left: 20px;"><u>i. for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks;</u></p> <p style="padding-left: 20px;"><u>ii. in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and</u></p> <p><u>b. in relation to any lake, except a lake controlled by artificial means,—</u></p> <p style="padding-left: 20px;"><u>i. for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin;</u></p> <p style="padding-left: 20px;"><u>ii. in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and</u></p> <p><u>c. in relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and</u></p> <p><u>d. in relation to the sea, the submarine areas covered by the internal waters and the territorial sea.</u></p> </div>
Biodiversity	<p><u>Has the same meaning as biological diversity in section 2 of the Resource Management Act 1991 (as set out in the box below).</u></p> <div style="border: 1px solid black; padding: 10px;"> <p>Means the variability among living organisms and the ecological complexes of which they are a part, including diversity within species, between</p> </div>


Definition	Meaning
	species and of ecosystems.
<u>Biodiversity offsetting</u>	<u>Biodiversity offsets are measurable conservation outcomes resulting from actions designed to compensate for significant residual adverse biodiversity effects arising from project development after appropriate prevention and mitigation measures have been taken.</u>
Blasting	Means the detonation of a single explosive charge or a series of connected explosive charges within an regular array of blast-holes. The detonation of a group of regularly spaced explosive charges within a period of less than ten seconds is counted as one blast.
<u>Dog or cat boarding, daycare, breeding or animal training establishment</u>	Means an activity carried out on land or within buildings where board, <u>daycare</u> and lodging, breeding and <u>or</u> training is provided or intended to be provided for more than five dogs or cats <u>animals</u> (excluding offspring up to 3 months of age). This does not include dog kennels, calf rearing sheds, stables and similar shelters for ancillary to private farming or residential activities <u>uses.</u>
Boundary	Means in relation to: (a) a Record of Title – the site boundary ; (b) cross-lease titles – the boundary of a flat and any restrictive covenant <u>exclusive use area</u> ; and or (c) unit titles – the boundary of the <u>principal unit and any accessory units</u> associated with the principal unit.
<u>Boundary adjustment</u>	<u>Means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of allotments.</u>
Building	<p>Has the meaning in the Building Act 2004, excluding: (a) a pergola, not roofed or enclosed, less than 3 metres in height; or a swimming pool, ornamental pool, deck; or (b) other structure not roofed or enclosed, less than 1.5 metre in height; or a fence, or a wall other than a retaining wall, less than 2 metres in height; or public or cultural art in a public place less than 3 metres in height; or (c) a retaining wall or retaining structure less than 1.5 metres in height, provided that where a fence or non-retaining wall is placed at the top of the retaining wall, the combined height is less than 2 metres; or (d) a tank with a total capacity of no more than 35,000 litres, provided that no part of the tank protrudes more than 1 metre above natural ground level; or (e) a structure that is permeable and less than 4 metres in height to protect crops for agricultural use.</p> <p><u>Means a temporary or permanent movable or immovable physical construction that is:</u> <u>a. partially or fully roofed, and</u> <u>b. is fixed or located on or in land, but</u> <u>c. excludes any motorised vehicle or other mode of transport that could be moved under its own power.</u></p>

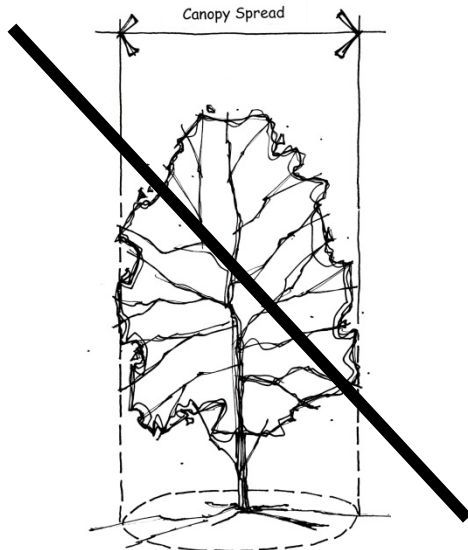
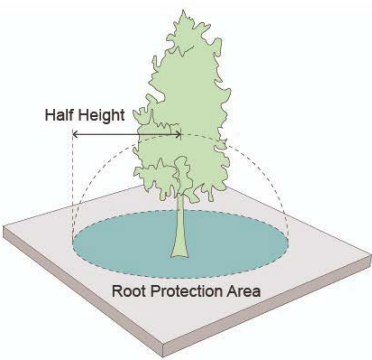
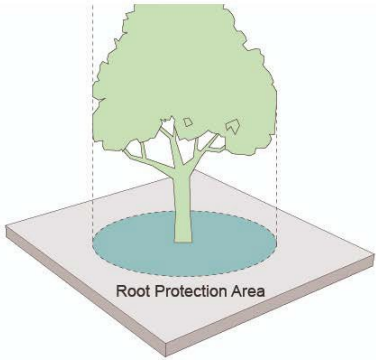
Definition	Meaning
Building coverage	<p>Means the proportion of the net site area which is covered by any building. It includes:</p> <ul style="list-style-type: none"> (a) overhanging or cantilevered parts of buildings or structures; (b) covered decks. <p>It excludes:</p> <ul style="list-style-type: none"> (a) eaves of a building that projects less than 750mm horizontally from the exterior wall of the building; (b) fences, terraces, and retaining walls; (c) uncovered decks less than 1m above ground level; and (d) uncovered swimming pools. <p>Means the percentage of the net site area covered by the building footprint.</p>
Building footprint	<p><u>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.</u></p>
Building platform	<p>Means land that <u>can accommodate is suitable and practical for</u> building developments, having regard to <u>all of the following</u>:</p> <ul style="list-style-type: none"> <u>a.</u> soil conditions, <u>b.</u> geotechnical stability, <u>c.</u> gradient, <u>d.</u> access, and <u>e.</u> natural hazards.
C	
Cabinet	<p><u>Has the same meaning as in Regulation 4 of the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (as set out in the box below)</u></p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p>Means a casing around equipment that is necessary to operate a telecommunication network.</p> <p>It excludes the following:</p> <ul style="list-style-type: none"> (a) a casing around an antenna; (b) a small cell unit; (c) ancillary equipment; (d) any part of a telecommunication line; (e) a casing that is wholly underground; (f) a casing that is inside a building; or (g) a building. </div>
Campus	<p>Means an area identified as a campus within an Agricultural Research Centre and shown on the planning maps.</p>
Child care facility	<p>Means any land or buildings used for the care or training of predominantly pre-school children and includes a Pplaycentre, kindergarten <u>or daycare</u>.</p> <p>It excludes:</p> <ul style="list-style-type: none"> (a) children residing overnight on the property; and (b) a school.

Definition	Meaning
<u>Circuit training</u>	<u>Means training in the pattern used to position the aeroplane for landing.</u>
Cleanfill	<p>Means inert material such as concrete, brick or demolition products (excluding asphalt) and other inorganic materials which may be mixed with materials of natural origin, such as clay, soil, sand, aggregate (rock). When buried will have no adverse effect on people or the environment, and is free of:</p> <ul style="list-style-type: none"> (a) combustible, decaying, putrescible, degradable or leachable components; (b) contamination from hazardous substances; (c) materials likely to create leachate by biological or chemical breakdown; (d) products or materials derived from the treatment, disposal or stabilisation of hazardous waste; (e) materials that may present a risk to human or animal health such as medical and veterinary materials; and/or (f) liquid waste. <p><u>Means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of:</u></p> <ul style="list-style-type: none"> <u>a. combustible, putrescible, degradable or leachable components;</u> <u>b. hazardous substances and materials;</u> <u>c. products and materials derived from hazardous waste treatment, stabilisation or disposal practices;</u> <u>d. medical and veterinary wastes, asbestos, and radioactive substances;</u> <u>e. contaminated soil and other contaminated materials; and</u> <u>f. liquid wastes.</u>
<u>Cleanfill area</u>	<u>Means an area used exclusively for the disposal of cleanfill material.</u>
Coal Mining Area	Means land identified as a Coal Mining Area on the planning maps.
<u>Coastal Sensitivity Area (Erosion)</u>	<u>Means an area identified on the planning maps, being land that is potentially vulnerable to coastal erosion over the period to 2120, assuming sea level rise of 1.0 m.</u>
<u>Coastal Sensitivity Area (Inundation)</u>	<u>Means an area identified on the planning maps, being land that is potentially vulnerable to coastal inundation over the period to 2120, assuming a sea level rise of 1.0 m.</u>
Commercial activity	<p>Means activities involving the sale or distribution of goods and services.</p> <p><u>Means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).</u></p>
Commercial services	<p>Means a business providing personal, property, financial, household, private or business services to the general public. It includes:</p> <ul style="list-style-type: none"> (a) authorised betting shops; (b) copy and quick print services; (c) financial and banking facilities; (d) postal services; (e) counter insurance services; (f) dry cleaning and laundrette services;

Definition	Meaning
	<p>(g) electrical goods repair services; (h) footwear and leather goods repair services; (i) hairdressing, beauty salons and barbers; (j) internet and computer services; (k) key cutting services; (l) real estate agents and valuers; (m) travel agencies, airline and entertainment booking services; (n) optometrists; (o) movie and game hire; and (p) animal welfare and/or grooming services.</p>
<u>Communal living court</u>	<u>Means an area of outdoor space for the exclusive use of the residents, and guests to the residential units on the site. It does not include parking, manoeuvring areas and buildings, but does include swimming pools, pergolas and similar open-framed structures.</u>
Communal service court	Means an area of outdoor space for three or more residential units the exclusive use of the residents on the site for domestic requirements, such as the communal use of garbage storage, refuse and or recycling materials, and clotheslines. It excludes excluding any space required for a living court outdoor living space, parking, manoeuvring, or buildings .
Community activity	Means the construction and use of public land and buildings which provides for individual or community health, welfare, care, safety, recreation, cultural, ceremonial, spiritual, art and craft purposes and includes cemeteries.
Community activity (Te Kauwhata Lakeside Precinct)	Means a community activity that relates to the Te Kauwhata Lakeside Precinct Plan area and involves the use of land and buildings within the Te Kauwhata Lakeside Precinct that provide for individual or community health, welfare, care, safety, recreation, cultural, ceremonial, spiritual, and art and craft purposes. It includes any preschool or education facility , place of worship, community hall or centre or recreation facility.
<u>Community corrections activity</u>	<u>Means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.</u>
Community facilities	Means in the Business Zone Tamahere, land or building used for community activities , generally established on a not-for-profit basis, and includes library, council offices, police station, public toilets or public rooms.
<u>Community facility</u>	<u>Means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.</u>
Community-scale electricity generation	Means renewable electricity generation for the purpose of <u>to</u> supplying an immediate community (more than one site).
<u>Community-scale wastewater system</u>	<u>Means a system to convey, treat and dispose of wastewater from a number of houses occupying more than one site in a particular locality. It excludes a wastewater system which is connected to a public, reticulated wastewater network.</u>
Comprehensive Land Development Consent	Means a bundle of land use consents that apply to an area of land of 5ha or more which provides for staged and integrated development within the Te Kauwhata Lakeside Precinct Plan Area and can cover a range of Residential,

Definition	Meaning
	<p>Business and Rural zonings.</p> <p>A Comprehensive Land Development Consent includes the provision of earthworks, roading networks, wastewater infrastructure including treatment plants, pipelines and associated wetlands, stormwater infrastructure, network utilities and other infrastructure, open space, ecological restoration, works in the flood plain, landscaping and planting, community facilities, walkways and cycle ways and associated land decontamination.</p> <p>A Comprehensive Land Development Consent may be applied for concurrently with a Comprehensive Subdivision Consent, or separately.</p>
Comprehensive Subdivision Consent	<p>Means a comprehensive subdivision consent that relates to the Te Kauwhata Lakeside Precinct Plan. A comprehensive subdivision is a subdivision of 5ha or more which provides for staged and integrated development within the Te Kauwhata Lakeside Precinct Plan Area and can cover a range of Residential, Business and Rural zonings.</p> <p>A Comprehensive Subdivision Consent includes the provision of sites for roading, walking and cycling trails, sites for open space and community facilities, dedicated sites for wastewater and stormwater infrastructure and development sites for housing, business and other activities provided for within the relevant zone/structure plan. It also includes sites for associated infrastructure.</p> <p>A Comprehensive Subdivision Consent may be applied for concurrently with a Comprehensive Land Development Consent or separately.</p>
Concept management plan	Means in the context of the development of Maaori land, a concept plan that provides an overview of foreseeable uses of Maaori land over time.
Conservation activity	Means activities associated with managing or restoring indigenous habitat; including wetlands, and wildlife management and restoration that fundamentally benefit maintains or enhances indigenous biodiversity or raises public awareness of indigenous biodiversity values. This includes stock exclusion (inclusive of fencing), research and monitoring, the establishment, maintenance or upgrading of public walking or cycle tracks, interpretive and directional signs, accessory buildings including those for tourism, interpretation or education purposes and the provision of access for plant or animal pest management.
Contaminated land	<p>Has the same meaning as that in the Resource Management Act 1991 (as set out in the box below).</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><u>Means land that has a hazardous substance in or on it that—</u></p> <p><u>a. has significant adverse effects on the environment; or</u></p> <p><u>b. is reasonably likely to have significant adverse effects on the environment</u></p> </div>
Contiguous	Means abutting or touching at some any point, e.g.

Definition	Meaning
	
Continuous landholding	Means a series of multiple adjoining Records of Title in the same ownership. It includes including titles that may are only be separated by a road.
Correctional facility	Means a facility where people are detained in the justice system. It includes a prison, detention centre, youth detention centre and or secure unit.
<u>Cultivation</u>	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.
Cumulative risk	Means in the context of hazardous substances , the risk posed by a hazardous facility added to or multiplied, or otherwise accumulated by risk from other facilities. a measure of the risk posed by a hazardous facility, where the risks accumulate over time (i.e., are added together or multiplied), and the risks come from other hazardous facilities in the vicinity where the risks of one facility can influence the risk of another.
D	
Day-to-day activity	Means, within the Hampton Downs Motor Sport and Recreation Zone: <ul style="list-style-type: none"> (a) driver training and education, testing and practice activities on the motor sport circuit; (b) activities with the business industrial area; (c) apartments, motor camp site, restaurant, convention centre, swimming pool and tennis court facilities and construction activities associated with the motor sport park; (d) the use of the go-kart track for go-karts; and (e) the use of the grounds for paintball, laser tag, outdoor skate parks and clay bird shooting.
<u>Defended area</u>	Means an area identified on the planning maps which could normally flood in a 1% AEP flood event but is protected from flooding by a flood protection scheme managed by the Waikato Regional Council, the Waikato District Council or the Crown.
<u>Design speed</u>	Means a speed fixed for the design of those geometric features of a carriageway that influence vehicle operation and is the 85th percentile speed of traffic through that geometric feature. These can either be measured or estimated (in accordance with Austroad design guides or similar).
<u>Discharge</u>	Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below) <div>Includes emit, deposit, and allow to escape</div>
<u>Drain</u>	Means any artificial watercourse, designed, constructed, or used for the drainage of surface or subsurface water, but excludes artificial watercourses

Definition	Meaning
	<u>used for the conveyance of water for electricity generation, irrigation, or water supply purposes.</u>
<u>Drinking water</u>	<u>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.</u>
Dripline	<p>Means the ground beneath the foliage of a tree. <u>circular area of ground surrounding a notable tree.</u> For trees with:</p> <p>a. <u>A spreading canopy - the area that extends from the trunk to the outer most extent of the tree's canopy spread (branch structure with or without leaf coverage); or</u></p> <p>b. <u>An upright or fastigiated or columnar canopy - the area that extends from the trunk to a radius half the height of the tree.</u></p>    <p>Columnar Canopy Spreading Canopy</p>
Duplex	Means two attached residential units , including two units connected by <u>a common wall or an accessory building</u> , such as a garage or a carport. <u>This does not apply to minor residential units.</u>
<u>Dust</u>	<u>Means all non-combusted solid particulate matter that is suspended in the air, or has settled after being airborne. Dust may be derived from materials including rock, sand, cement, fertiliser, coal, soil, paint, animal products and wood.</u>

Definition	Meaning
<u>Dwelling</u>	Means a self-contained residential unit for living accommodation.
E	
<u>Earthworks</u>	<p>Means modification of land surfaces by blading, contouring, ripping, moving, removing, placing or replacing soil or earth, or by excavation, or by cutting or filling operations.</p> <p>Means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.</p>
<u>Educational facility</u>	<p>Means premises where groups of people are given tuition and training on a formal basis and includes childcare facilities, schools, tertiary education institutions and specialised training facilities, and their ancillary administrative, cultural and health facilities.</p> <p>Means land or buildings used for teaching or training by child care services, schools, and tertiary education services, including any ancillary activities.</p>
<u>Effect</u>	<p>Has the same meaning as in section 3 of the Resource Management Act 1991 (as set out in the box below)</p> <div style="border: 1px solid black; padding: 10px;"> <p><u>includes—</u></p> <ul style="list-style-type: none"> (a) <u>any positive or adverse effect; and</u> (b) <u>any temporary or permanent effect; and</u> (c) <u>any past, present, or future effect; and</u> (d) <u>any cumulative effect which arises over time or in combination with other effects—</u> <u>regardless of the scale, intensity, duration, or frequency of the effect, and also includes—</u> (e) <u>any potential effect of high probability; and</u> (f) <u>any potential effect of low probability which has a high potential impact.</u> </div>
<u>Emergency generator</u>	Means either a fixed or trailer-mounted generator that can supply reticulated water and wastewater networks or treatment facilities with emergency power where and when necessary.
<u>Emergency services</u>	<p>Means all or any of the following:</p> <ul style="list-style-type: none"> a. <u>The New Zealand Police;</u> b. <u>Fire and Emergency New Zealand; or</u> c. <u>Ambulance services.</u>
<u>Emergency services facility</u>	Means a facility used by, of for the coordination of, emergency services.
<u>Emergency services training and management facilities</u>	Means training, operational support, or other non-emergency activities undertaken by emergency services.
<u>Energy corridor</u>	Means an area identified as an energy corridor shown on the planning maps.

Definition	Meaning
	<u>being a corridor for the transportation of minerals and substances, limited to coal, coal ash, aggregate, overburden, clean-fill, wastewater and other liquids (other than a hazardous substance) associated with the Huntly Power Station.</u>
<u>Environmental compensation</u>	<u>Environmental compensation comprises actions offered as a means to address residual adverse effects on the environment arising from a project development.</u>
<u>Environmental Protection Area</u>	<u>Means an area identified as an Environmental Protection Area on the planning maps.</u>
<u>Equestrian centre</u>	Means land or buildings where <u>people</u> : (a) people are trained to ride, or can ride <u>or learn to ride</u> horses, for a fee; or (b) horses are competitively raced or showed competitively <u>horses</u> (including trotting, galloping, show-jumping, cross-country and dressage).
<u>Esplanade reserve</u>	<u>Has the same meaning as in section 2 of the Resource Management Act 1991 as set out below:</u> <u>means a reserve within the meaning of the Reserves Act 1977—</u> <u>a. which is either—</u> <u>i. a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or</u> <u>ii. a reserve vested in the Crown or a regional council under section 237D; and</u> <u>b. which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229.</u>
<u>Esplanade strip</u>	<u>Has the same meaning as in section 2 of the Resource Management Act 1991 as set out below:</u> <u>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.</u>
<u>Exploration</u>	<u>Has the same meaning given as in section 2 of the Crown Minerals Act 1991 as set out below:</u> <div style="border: 1px solid black; padding: 5px;"> <u>means any activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of 1 or more minerals; and includes any drilling, dredging, or excavations (whether surface or subsurface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence; and to explore has a corresponding meaning</u> </div>
<u>Extent of setting</u>	<u>Means the land directly surrounding an Historic Heritage Item that has a direct relationship with the Heritage Values and significance for a scheduled item as identified in Schedule 30.1.</u>

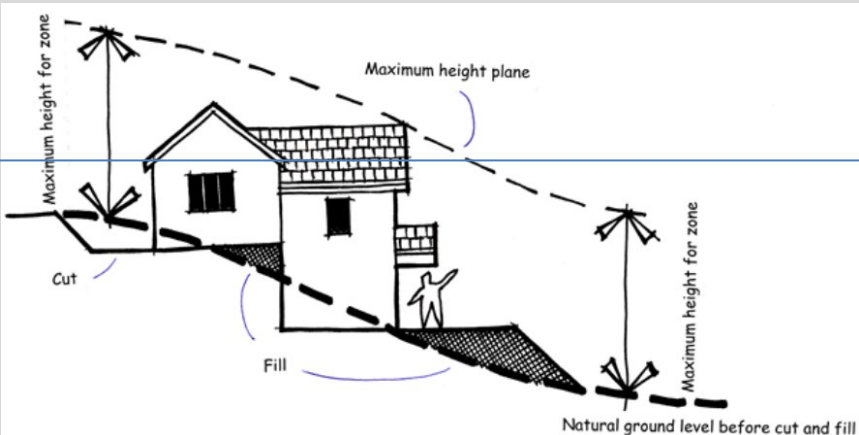
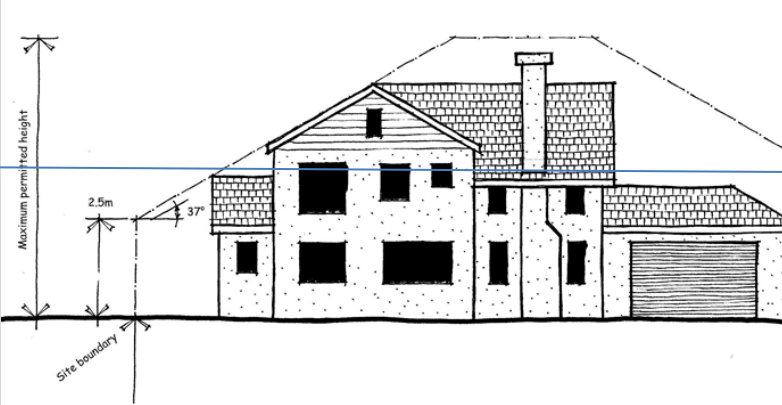
Definition	Meaning
<u>Extractive industry activity</u>	<p>Means taking, winning or extracting <u>by whatever means</u>, the naturally-occurring minerals (including but not <u>by whatever means</u> limited to coal, rock, sand, and gravel) and peat from under or on the land surface. <u>This includes any of the following activities at or near the site where the minerals have been taken, won or extracted:</u></p> <ul style="list-style-type: none"> <u>(a) excavation, blasting, processing (crushing, screening, washing, chemical separation and blending);</u> <u>(b) the storage, distribution and sale of aggregates, coal or mineral products;</u> <u>(c) the removal, stockpiling and deposition of overburden;</u> <u>(d) treatment of stormwater and wastewater;</u> <u>(e) storage, management and disposal of tailings;</u> <u>(f) landscaping and rehabilitation works including cleanfilling;</u> <u>(g) ancillary earthworks;</u> <u>(h) ancillary buildings and structures, such as weighbridges, laboratories and site offices;</u> <u>(i) internal roads and access tracks; and</u> <u>(j) Quarrying activities.</u> <p>The term includes the processing by such means as screening, crushing, or chemical separation of minerals at or near the site, where the minerals have been taken, won or excavated.</p> <p>The term also includes the removal, stockpiling and filling of overburden sourced from the same site.</p> <p>It includes all activities and structures associated with underground coal gasification, including pilot and commercial plants and the distribution of gas. It excludes prospecting and exploration activities.</p> <p>It does not include a farm quarry or ancillary rural earthworks.</p>
F	
<u>Farm building</u>	<u>Means a building that supports the primary use of the site for farming. It excludes residential units.</u>
Farming	<p>Means:</p> <ul style="list-style-type: none"> a. Any agricultural, <u>pastoral</u>, horticultural, <u>aquacultural</u>, or apicultural activity having as its primary purpose the production of any livestock, fish, poultry, or crop using the in-situ soil, water and air as the medium for production; <u>and it includes:</u> includes: <u>(a) Ancillary produce stalls;</u> b. Processing, <u>as an ancillary activity</u> of farm produce grown on the <u>same site land</u>, such as cutting, cleaning, grading, chilling, freezing, packaging and storage; c. <u>Any land and buildings used for the production of commodities from (a) and used for the initial processing of commodities in (b) and includes greenhouses, indoor hydroponics, pack houses and coolstores;</u> d. <u>Loading areas for helicopters and airstrips for top dressing and spraying the same site; and</u> e. <u>On-farm agricultural and horticultural research activities;</u> <p><u>It excluding excludes:</u></p>

Definition	Meaning
	<p><u>f. intensive farming; or</u></p> <p><u>g. further processing of those commodities from (a) into a different product.</u></p>
Farming noise	Means noise generated by agricultural <u>farming activities</u> , including vehicles, any aircraft used for aerial spraying, agricultural <u>or fertiliser application (excluding aerodromes)</u> , mobile farming machinery or equipment and farm animals, including farm dogs. It does not include <u>fixed equipment or facilities</u> , bird scaring devices and frost fans.
Farm quarry	Means the <u>a location or area used for extraction of</u> <u>minerals or aggregate</u> taken for use ancillary to farming and horticulture, and only used within the property of extraction. No extracted material (including any aggregate) shall be exported or removed from the property of origin and there shall be no retail or other sales of such material. For example, farm quarries include the extraction of material for farm and forestry tracks, access ways and hardstand areas on the property of origin.
<u>Fertiliser</u>	<p><u>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:</u></p> <p><u>a. nitrogen, phosphorus, potassium, sulphur, magnesium, calcium, chlorine, and sodium as major nutrients; or</u></p> <p><u>b. manganese, iron, zinc, copper, boron, cobalt, molybdenum, iodine, and selenium as minor nutrients; or</u></p> <p><u>c. fertiliser additives to facilitate the uptake and use of nutrients; or</u></p> <p><u>d. non-nutrient attributes of the materials used in fertiliser.</u></p> <p><u>It does not include livestock effluent, human effluent, substances containing pathogens, or substances that are plant growth regulators that modify the physiological functions of plants.</u></p>
<u>Controlled Fill material</u>	Means <u>predominantly clean fill material used for filling activities including soil, clay or aggregate, that may also contain inert construction and demolition materials and soils from sites that may have contaminant concentrations in excess of local background concentrations, but with total concentrations that will not restrict future land use.</u>
<u>Flight training school</u>	<p><u>Means land, and / or buildings used for the instruction or training in:</u></p> <p><u>a. the control of aircraft in basic and advanced flight manoeuvres,</u></p> <p><u>b. aeronautical theory,</u></p> <p><u>c. airmanship,</u></p> <p><u>d. aircraft checks,</u></p> <p><u>e. aircraft maintenance and maintenance procedures,</u></p> <p><u>f. a certified flight training device.</u></p>
<u>Flood plain management area</u>	<u>Means an area identified on the planning maps which is at risk of flooding in a 1% AEP flood event and is otherwise described in this District Plan as the 1% AEP floodplain.</u>
<u>Flood ponding area</u>	<u>Means an area shown on the planning maps being an identified flood ponding area or an area that experiences floodwater ponding in a 1% AEP rainfall event.</u>

Definition	Meaning
Forestry	Means the planting and growing of trees and is an integrated land use including land preparation, roading, tree planting and maintenance (i.e. thinning, pruning, noxious weeds and animal control) and harvesting of trees and includes the use of accessory buildings , but not the establishment and/or use of permanent sawmills or other methods of timber processing.
<u>Free range pig or poultry farming</u>	<u>Means the rearing of pigs or poultry where the animals have permanent access to outdoor areas and where stocking density is sufficiently low to enable the maintenance of pasture or ground cover. It includes buildings connected to the outdoor areas.</u>
Functional need	Means for Chapter 14 Infrastructure and Energy , the need for a proposal or activity to traverse, locate or operate in a particular environment because it can only occur in that environment. <u>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.</u>
G	
General warehousing	Means, within the Hampton Downs Motor Sport and Recreation Zone, premises used for the receipt, storage and disposal of materials, articles or goods that are not sold directly from the premises.
GFA	Refer to definition of Gross floor area.
Grid layout	Means an interconnecting system of roads, blocks and allotments , laid out in a predominantly rectilinear pattern.
<u>Greywater</u>	<u>Means liquid waste from domestic sources including sinks, basins, baths, showers and similar fixtures, but does not include sewage, or industrial and trade waste.</u>
Gross floor area, or GFA	Means the sum of the gross area of all floors of a building, measured either from the exterior faces of the exterior walls, or from the centre line of walls separating two tenancies, as circumstances may require. <u>Means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells), where:</u> <ul style="list-style-type: none"><u>i. there are exterior walls, measured from the exterior faces of those exterior walls</u><u>ii. there are walls separating two buildings, measured from the centre lines of the walls separating the two buildings</u><u>iii. a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, measured from the edge of the floor.</u>
Gross leasable floor area	Means the total sum of any floor areas (within the external walls for buildings or boundary for outdoor areas) designed or used for individual tenant occupancy but excludes: <ul style="list-style-type: none">(a) common lift wells and stairwells, including landing areas(b) common corridors and halls (other than food court areas)(c) common toilets and bathrooms(d) any parking areas required by the plan.

Definition	Meaning
	<p><u>Means the sum of the total area of all floors of a building or buildings, for individual tenants to occupy, measured:</u></p> <p><u>(a) where there are exterior walls, from the exterior faces of those exterior walls;</u></p> <p><u>(b) where there are walls separating two buildings, from the centre lines of the walls separating the two buildings;</u></p> <p><u>(c) where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.</u></p> <p><u>It excludes all or any of the following:</u></p> <p><u>(a) common lift wells or stairwells, including landing areas;</u></p> <p><u>(b) common corridors or halls (other than food court areas);</u></p> <p><u>(c) common toilets or bathrooms; or</u></p> <p><u>(d) any parking areas required by the plan.</u></p>
<u>Ground level</u>	<p><u>Means—</u></p> <p><u>a. the actual finished surface level of the ground after the most recent subdivision that plans and the district created at least one additional allotment was completed</u></p> <p><u>b. if the ground level cannot be identified under paragraph (a), the existing surface level of the ground</u></p> <p><u>c. if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure where it intersects the boundary.</u></p>
H	
<u>Habitable building</u>	<u>Means a building that contains one or more habitable rooms.</u>
<u>Habitable room</u>	<u>Means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.</u>
<u>Hard protection structure</u>	<p><u>Has the same meaning as in the New Zealand Coastal Policy Statement (set out in the box below):</u></p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p><u>Includes a seawall, rock revetment, groyne, breakwater, stop bank, retaining wall or comparable structure or modification to the seabed, foreshore or coastal land that has the primary purpose or effect of protecting an activity from a coastal hazard, including erosion.</u></p> </div>
<u>Hauora</u>	<u>Means a facility for the care and or welfare of people. It includes facilities used by inclusive of a medical practitioner and persons or people involved in alternative forms of medicine.</u>
<u>Hazard</u>	<u>Means in the context of hazardous substances, physical situations, processes and actions in relation to a hazardous substance that has the potential for adverse effects on people, ecosystems or the built environment.</u>
<u>Hazardous facility</u>	<u>Means activities involving hazardous substances and premises at which these hazardous substances are used, stored or disposed of. Storage includes vehicles for their transport located at a facility for more than short periods of time.</u>

Definition	Meaning
Hazardous substance	<p>Means any substance with hazardous properties, including radioactivity, high BOD (Biological Oxygen Demand) and those properties defined as hazardous for the purpose of the Hazardous Substances and New Organisms Act 1996.</p> <p><u>Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below).</u></p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p><u>includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. The Hazardous Substances and New Organisms Act 1996 defines hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance—</u></p> <p><u>a. with 1 or more of the following intrinsic properties:</u></p> <ul style="list-style-type: none"> <u>i. explosiveness;</u> <u>ii. flammability;</u> <u>iii. a capacity to oxidise;</u> <u>iv. corrosiveness;</u> <u>v. toxicity (including chronic toxicity);</u> <u>vi. ecotoxicity, with or without bioaccumulation; or</u> <p><u>b. which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any 1 or more of the properties specified in paragraph (a).</u></p> </div>
Hazardous waste	<p>Means any waste that;</p> <p><u>a. contains hazardous substances at sufficient concentrations to exceed the minimum degrees of hazard specified by Hazardous Substances (Minimum Degrees of Hazard) Regulations 2001 under the Hazardous Substances and New Organism Act 1996; or that</u></p> <p><u>b. meets the definition for infectious substances included in the Land Transport Rule: Dangerous Goods 2005 and NZS 5433: 2012 – Transport of Dangerous Goods on Land; or that</u></p> <p><u>c. meets the definition for radioactive material included in the Radiation Safety Act 2016.</u></p>
Health facility	<p>Means a facility for the care and <u>or</u> welfare of people. It and includes non-residential day hospitals <u>or facilities used by any of the following practitioners:</u></p> <ul style="list-style-type: none"> <u>a. medical practitioners,</u> <u>b. dentists,</u> <u>c. optometrists,</u> <u>d. acupuncturists,</u> <u>e. osteopaths, and or</u> <u>f. persons involved in alternative forms of medicine.</u>

Definition	Meaning
Heavy vehicle	<p>Means:</p> <ul style="list-style-type: none"> (a) a 'Single Unit Heavy Goods Vehicle' (being a motor vehicle comprising a single unit having a gross laden weight exceeding 3500kg); or (b) a 'Multi-Unit Heavy Goods Vehicle' (being a motor vehicle comprising more than one unit, having a gross laden weight exceeding 3500kg).
Height	<p>Means, in relation to a structure, the vertical distance between any part of the structure and natural ground level immediately below that part of the structure. In determining the height of any building, no account shall be taken of chimneys (not exceeding 1 metre in width) or finials, provided these do not exceed the maximum height for the zone by more than 2 metres.</p>  <p>Means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point</p>
<p>Height control plane</p> <p>Height in relation to boundary</p>	<p>Means a surface through which no part of a building other than chimneys, flues and similar projections not exceeding 2 metres in height and 1 square metre in area may protrude. It is defined by drawing height control lines from all points on the boundaries of an allotment or unit site area. Such lines commence at a specified vertical distance above the natural ground level at the boundary, point into the site at right angles to the boundary, and rise at an angle of 37 degrees.</p>  <p>Means the height of a structure, building or feature, relative to its distance from either the boundary of a:</p> <p>a. site, or</p>

Definition	Meaning
	<u>b. other specified reference point.</u>
Heritage item	Means a heritage item listed in Appendix 30.1 (Historic Heritage Items) and shown <u>identified</u> on the planning maps.
High class soils	Means those soils in Land Use Capability Classes I and II (excluding peat soils) and soils in Land Use Capability Class IIIe1 and IIIe5, classified as Allophanic Soils, using the New Zealand Soil Classification.
High Natural Character Area	Means an area identified as High Natural Character Area on the planning maps and as described in Schedule 30.7.
<u>High risk flood area</u>	Means an area identified on the planning maps as a High Risk Flood Area, <u>being an area, which 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:</u> <u>(a) The depth of flood waters exceeds one metre; or</u> <u>(b) The speed of flood waters exceeds two metres per second; or</u> <u>(c) The flood depth multiplied by the flood speed exceeds one.</u>
<u>High Risk Coastal Erosion Area</u>	Means an area identified on the planning maps as a High Risk Coastal Erosion Area, <u>being an area which is currently at risk from coastal erosion with existing sea level and existing coastal processes.</u>
<u>High Risk Coastal Inundation Area</u>	Means an area identified on the planning maps as a High Risk Coastal Inundation Area, <u>being an area which is currently at risk from coastal inundation with existing sea level and coastal processes.</u>
Historic heritage	Has the meaning in section 2 of the Resource Management Act 1991 <u>(as set out in the box below).</u> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p><u>a. means those 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:</u></p> <ul style="list-style-type: none"> <u>i. archaeological:</u> <u>ii. architectural:</u> <u>iii. cultural:</u> <u>iv. historic:</u> <u>v. scientific:</u> <u>vi. technological; and</u> <p><u>b. includes—</u></p> <ul style="list-style-type: none"> <u>i. historic sites, structures, places, and areas; and</u> <u>ii. archaeological sites; and</u> <u>iii. sites of significance to Māori, including wāhi tapu; and</u> <u>iv. surroundings associated with the natural and physical resources.</u> </div>

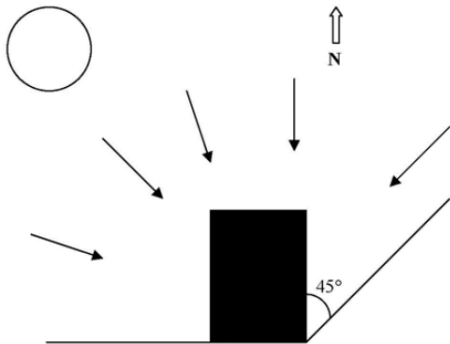
Definition	Meaning
<u>Historic heritage item</u>	For heritage items listed in Schedule 30.1 - Historic Heritage Items, means a building, structure or group of buildings or structures that has met the significance threshold for scheduling in the District Plan.
<u>Heritage values</u>	For Historic Heritage Items, means the tangible and intangible attributes which contribute to an understanding and appreciation of the level of significance of a Historic Heritage Item; and are derived from any of the following qualities: a. <u>archaeological;</u> b. <u>architectural;</u> c. <u>cultural;</u> d. <u>historic;</u> e. <u>scientific;</u> f. <u>technological.</u>
<u>Home occupation business</u>	Means an occupation, or trade/craft, or profession, excluding panel beating or car wrecking, where the principal use of the site is for residential activities and the principal operator of the home occupation is a permanent resident on-site. <u>Means a commercial activity that is:</u> <u>a. undertaken or operated by at least one resident of the site; and</u> <u>b. is incidental to the use of the site for a residential activity.</u>
Homestay	Means accommodation provided to for guests who pay a daily tariff to stay in a home with the permanent occupants of the household.
Horse training centre	Means facilities for the housing and training of thoroughbred and standard-bred horses. It and usually may involves some form of training track and arenas (both indoor and outdoor), but does not include any form of racing or show jumping or other activity to which the general public is permitted, whether or not an entrance fee is paid.
I	
<u>Identified area</u>	Means for the purposes of Energy, Infrastructure and Transport, any of the following areas or items identified within this plan: <u>a. Urban Expansion Area</u> <u>b. Significant Natural Area</u> <u>c. Outstanding Natural Feature</u> <u>d. Outstanding Natural Landscape</u> <u>e. Outstanding Natural Character</u> <u>f. High Natural Character</u> <u>g. Heritage areas</u> <u>h. Heritage Items</u> <u>i. Sites or Areas of Significance to Maori</u> <u>j. Notable Trees.</u>
Impervious surface	Means a surface such as a roads, rooftop, footpath, paving, decking, swimming pool,

Definition	Meaning
	<p>patio; driveway; vehicle access and or manoeuvring areas or highly compacted soil that is not vegetated and does not infiltrate runoff. It excludes: wooden decks with spacing between boards of 4mm or more, where water is allowed to drain through to a permeable surface below the deck;</p> <p><u>Means a surface that is not vegetated, and which prevents or significantly retards the soakage of water into the ground. It includes:</u></p> <p><u>a. roofs</u> <u>b. paved areas including driveways and sealed/compacted metal parking areas,</u> <u>c. patios</u> <u>d. sealed and compacted metal roads, and</u> <u>e. layers engineered to be impervious such as highly-compact soil.</u></p> <p><u>It excludes:</u></p> <p><u>i. wooden decks with spacing between boards of 4mm or more, where water is allowed to drain through to a permeable surface below the deck;</u> <u>ii. grass and bush areas;</u> <u>iii. gardens and other vegetated areas;</u> <u>iv. porous or permeable paving;</u> <u>v. green or living roofs;</u> <u>vi. permeable artificial surfaces, fields or lawns;</u> <u>vii. slatted decks;</u> <u>viii. swimming pools, ponds and dammed water; and</u> <u>ix. rain tanks; and</u> <u>x. farm tracks.</u></p>
Indicative road	<p>Means <u>either:</u></p> <p><u>a. a connective</u> road <u>roading route that is identified on the planning map as an indicative road; or</u></p> <p><u>b. an alternative roading route that:</u></p> <p><u>i. is authorised by resource consent or designation; and</u> <u>ii. achieves the same road network and property access outcomes as a roading route described in (a).</u></p>
Indigenous vegetation	<p>Means vegetation that occurs naturally in New Zealand or arrived in New Zealand without human assistance. For the purposes of this plan, It excludes domestic or ornamental / landscaping planting or planted shelter belts comprising indigenous species are not included.</p>

Definition	Meaning
Industrial activity	<p>Means the production, processing, bulk moving or storage in bulk of any materials, goods or products:</p> <p>Production includes:</p> <p>(a) manufacturing; and</p> <p>(b) assembly from components.</p> <p>Processing includes:</p> <p>(a) repair;</p> <p>(b) servicing;</p> <p>(c) maintenance; and</p> <p>(d) assembly of materials, goods or product.</p> <p>Bulk storage includes:</p> <p>(a) warehousing.</p> <p><u>Means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.</u></p>
<u>Industrial and trade waste</u>	<u>Means liquid waste, with or without matter in suspension, from the receipt, manufacture or processing of materials as part of a commercial, industrial or trade process, but excludes sewage and greywater.</u>
Informal recreation	<p>Means any non-competitive, casual leisure activity whose primary aim is the enjoyment of leisure of a primarily non-competitive, casual nature. It also includes amenity and or conservation plantings, children's play areas, shelters, public toilets and or accessory other buildings necessary for the maintenance of the park.</p>
Infrastructure	<p>Means:</p> <p>(a) pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel or geothermal energy;</p> <p>(b) a network for the purpose of telecommunication, as defined in section 5 of the Telecommunications Act 2001;</p> <p>(c) a network for the purpose of radiocommunication, as defined in section 2(1) of the Radiocommunications Act 1989;</p> <p>(d) facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, excluding facilities, lines, and support structures if a person:</p> <p>(i) uses them in connection with the generation of electricity for the person's use; and</p> <p>(ii) does not use them to generate any electricity for supply to any other person;</p> <p>(e) a water supply distribution system, including a system for irrigation;</p> <p>(f) a drainage or sewerage system;</p> <p>(g) structures for transport on, under or over land by cycle ways, rail, roads, walkways, or any other means;</p> <p>(h) facilities for the loading or unloading of cargo or passengers transported on land by any means;</p> <p>(i) an airport as defined in section 2 of the Airport Authorities Act 1966;</p> <p>(j) a navigation installation as defined in section 2 of the Civil Aviation Act 1990;</p> <p>(k) facilities for the loading or unloading of cargo or passengers carried by</p>

Definition	Meaning
	<p>sea, including a port-related commercial undertaking, as defined in section 2(1) of the Port Companies Act 1988; or</p> <p>(l) anything described as a network utility operation in regulations made for the purposes of the definition of network utility operator in section 166 of the Resource Management Act 1991.</p>
Intensive farming	<p>Means farming which is not dependent on the fertility of the soils on which it is located and which may be under cover or within an outdoor enclosure, and be dependent on supplies of food produced on and/or off the land where the operation is located.</p> <p><u>Means farming and primary production involving livestock, poultry, or fungi where:</u></p> <ol style="list-style-type: none"> <u>1. It occurs principally within a building; or</u> <u>2. It occurs within outdoor enclosures or runs where the stocking density precludes the maintenance of pasture or ground cover; and</u> <u>3. Livestock or poultry feeding is not primarily dependent on the fertility of the soils on which the activity is located and is primarily dependent on supplies of food grown or produced elsewhere and transported to the livestock or poultry.</u> <p>It includes:</p> <ol style="list-style-type: none"> a. <u>intensive pig farming undertaken wholly or principally in sheds or other shelters or buildings, or outdoor enclosures where stock are housed on a long-term basis and matters (2) and (3) are met;</u> b. free range pig farming; c. <u>poultry or game bird farming undertaken wholly or principally within sheds or other in shelters or buildings, or outdoor enclosures where stock are housed on a long-term basis and matters (2) and (3) are met;</u> d. <u>Animal feed lots that are barns or covered or uncovered enclosures where stock are housed on a long-term basis and matters (2) and (3) are met.</u> e. free range poultry or game bird farming; f. <u>mushroom farming; and</u> g. intensive goat farming. <p>It excludes the following, provided the building is used for the purpose for which it was built:</p> <ol style="list-style-type: none"> i. woolsheds; ii. dairy sheds; iii. <u>Indoor rearing or weaning of livestock or under cover wintering accommodation calf pens or wintering accommodation for less no more than 3 months in any calendar year 30 stock (except where stock are being reared for the replacement of breeding stock to be used on the same property); and</u> iv. <u>Feed pads and stand-off pads ancillary to pasture-based farming;</u> v. <u>Horse stables;</u> vi. <u>Poultry hatcheries; or</u> vii. <u>glasshouse Greenhouse production or nurseries.</u>
J	

Definition	Meaning
K	
<u>Kaumaatua housing (Hopuhopu)</u>	Means, in the HOPZ – Hopuhopu zone, one or more residential units for the purpose of providing housing specifically for kaumaatua and may include: <ul style="list-style-type: none"> (a) services and facilities, including rest homes and hospitals, for the care and benefit of the residents; (b) activities, pavilions and/or other recreational facilities or meeting places for the use of residents of that complex and visitors of residents.
<u>Kauri root zone</u>	Means the area within three times the maximum radius of the drip line of the New Zealand kauri tree.
L	
<u>L_{A90}</u>	Has the same meaning as the 'Background sound level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
<u>L_{Aeq}</u>	Has the same meaning as 'time-average A-weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics -Measurement of Environmental Sound.
<u>L_{AF(max)}</u>	Has the same meaning as the 'maximum A-frequency weighted, F-time weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics – Measurement Of Environmental Sound.
<u>Land</u>	Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below) <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <ul style="list-style-type: none"> (a) includes land covered by water and the airspace above land; and (b) in a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river; and (c) in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river. </div>
<u>Land disturbance</u>	Means alteration or disturbance of land, (or any matter constituting the land including, soil, clay, sand and rock), that does not permanently alter the profile, contour or height of the land.
<u>Landfill</u>	Means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas.
<u>L_{dn}</u>	Has the same meaning as the 'Day night level, or day-night average sound level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
<u>L_{peak}</u>	Has the same meaning as 'Peak sound pressure level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.

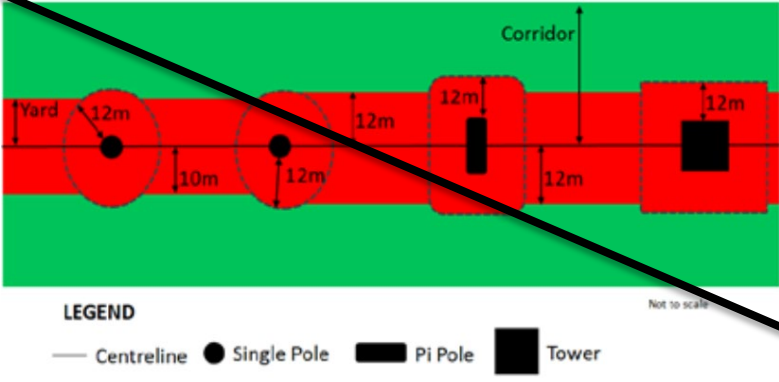
Definition	Meaning
<u>Lake</u>	<p>Has the same meaning as in section 2 of the Resource Management Act 1991 as set out below:</p> <p><u>Means a body of fresh water which is entirely or nearly surrounded by land.</u></p>
<u>Land transport network</u>	<u>Means the network used for the land-based transportation of people and/or goods including by road, rail, cycling, walking and public transport.</u>
Landscape Restoration Area	Means an area shown <u>identified</u> on the planning maps as a Landscape Restoration Area, within the Rangitahi Peninsula Zone, being an area where existing native vegetation is to be complemented by additional landscape restoration planting. The purpose of the area is to promote stabilisation of steep slopes, encourage ecological and habitat linkages and enhance landscape amenity, particularly in and near coastal areas and on visually-prominent landforms.
Large-scale wind farm	Means buildings , structures, access tracks and or turbines used to generate electricity from wind and convey the electricity to an associated substation in order to supply the wholesale electricity market.
<u>Light industrial activity</u>	<u>Means small scale manufacturing, warehouse, storage, service and repair activities which do not involve the use of heavy machinery, are carried out indoors with no adverse effects (such as noise, odour, dust, fumes and smoke) on residential activities sensitive to these effects.</u>
Limited access road	<p>Means the following roads in the district to which sections 88 to 98 of the Government Roding Powers Act 1989 apply:</p> <p>(a) State Highway 1, except those parts within Huntly town boundaries and in Taupiri between Mangawara bridge and Kainui Road;</p> <p>(b) State Highways 2 and 26; and</p> <p>(c) State Highway 23 from the Hamilton City boundary to the Okete Stream bridge south abutment.</p> <p><u>any road declared a limited access road under Section 88 of the Government Roding Powers Act 1989, Section 346A of the Local Government Act 1974 or the corresponding provisions of any former enactment.</u></p>
Living court	<p>Means an area of outdoor space directly related to the living area of a household unit, and for the household's exclusive use. It does not include parking, manoeuvring areas and buildings, but does include swimming pools, pergolas and similar open-framed structures.</p> 
Lot	Means a parcel of land held, or proposed to be held, under a Record of Title.

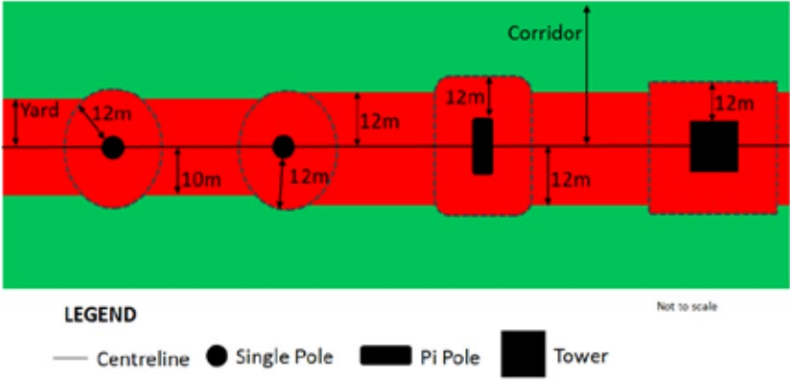
Definition	Meaning
<u>Locally Important Viewshafts</u>	<p><u>Means all existing views to Whaingaroa Harbour, the coast and/or Mount Karioi over the Raglan Urban Area from</u></p> <ul style="list-style-type: none"> • <u>State Highway 23</u> • <u>Main Road, Bow Street and Norrie Avenue</u> • <u>South and West views from Bow Street between Norrie Avenue and Bankart Street</u> • <u>Raglan Town Centre</u> <p><u>Wainui Road between the Bryant Reserve and the Bible Crusade Camp.</u></p>
<u>Low impact design</u>	<u>Means a design approach for site and catchment development or redevelopment that protects and conserves and incorporates natural site features into stormwater management design and implementation.</u>
<u>Lux</u>	<u>Means the unit of illumination, where the Lux unit equals one lumen per metre square. In practical terms, the lumen is the number of rays of light falling on an area of one square metre.</u>
M	
<u>Maaori Areas of Significance</u>	<u>Means an area of significance to Maaori listed in Appendix 30.4 (Maaori Areas of Significance) and shown on the planning maps.</u>
<u>Maaori Customary Land</u>	<u>Means land determined by the Māori Land Court as being 'Māori Customary Land', that is held by Maaori in accordance with tikanga Maaori as referred to in section 129(1)(a) and section 129(2)(a) of the Te Ture Whenua Māori Act 1993.</u>
<u>Maaori Freehold Land</u>	<u>Means land determined by the Māori Land Court as being 'Māori Freehold Land', consistent with Section 129(2)(b) of the Te Ture Whenua Māori Act 1993.</u>
<u>Maaori land</u>	<u>Means Maaori freehold land, Maaori customary land, Maaori reservation or Treaty settlement land.</u>
<u>Maaori purpose activity</u>	<p><u>Means the use of Maaori land and/or buildings on Maaori land for one or more of any of the following activities:</u></p> <ul style="list-style-type: none"> • <u>Marae</u> • <u>Papakaainga</u> • <u>Papakaainga building</u> • <u>Cultural event</u> • <u>Urupaa</u> • <u>Tuaahu</u> • <u>Waharoa</u> • <u>Church</u> • <u>Hauora</u> • <u>Koohanga</u> • <u>Conference centre and facilities</u> • <u>Waananga</u> • <u>Recreation facilities</u> • <u>Papa taakaro</u>
<u>Maaori reservation</u>	<u>Means Maaori freehold land or general land set apart as a Maaori reservation under section 338 of Te Ture Whenua Māori Act 1993.</u>
<u>Maaori Sites of Significance Sites and Areas of</u>	<u>Means Sites and Areas of Significance to Maaori listed in Appendix 30.3 (Maaori Sites and Areas of Significance to Maaori), and as shown identified</u>

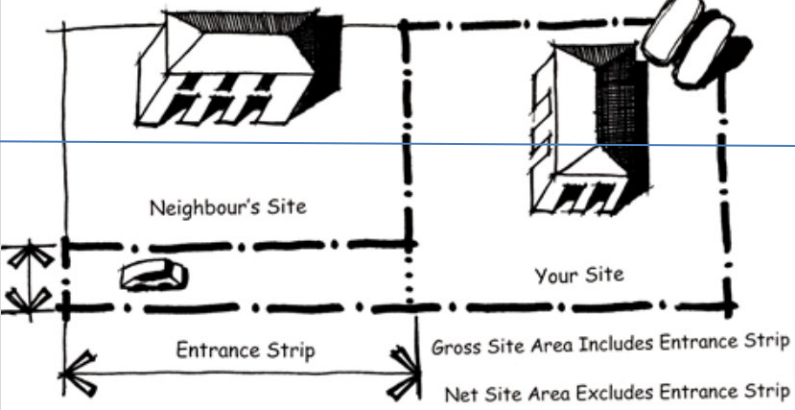
Definition	Meaning
<u>Significance to Maaori</u>	on the planning maps.
<u>Maimai</u>	Means a structure used for game bird shooting.
Maintenance and repair	Means (for historic heritage items listed in Appendix 30.1) making good: (a) decayed or damaged material, and includes works involving stabilisation, restoration, preservation and conservation. <u>work for the purpose of weatherproofing, plumbing and electrical work restoration and for the purpose of repair which includes patching, piecing in, splicing or consolidating of any original structure including the repair of materials and replacement of minor components where they are beyond repair or are missing.</u>
Marae complex	Means a group of buildings that constitutes a marae and can be made up of a wharenui (meeting house), wharekai (eating house), an aatea (courtyard area in front of the wharenui), urupaa (graveyard), tuaahu (memorial statues), waharoa (archway entrance at the entrance to the aatea), and other buildings, (church, hauora (health clinic), koohanga (pre-school), conference centre and facilities, waananga (education facility), recreation facilities, places of cultural significance, a papakaainga/papakaainga building and utility services.
Mean high water springs	The place on the shore where spring high tides reach on average over a period of time.
Meremere dragway activity	Means an activity at Meremere Dragway as shown <u>identified</u> on the planning maps that involves motor propulsion to provide entertainment, education or training for the general public or to an individual participating in the activity. It and <u>includes but is not limited to</u> <u>ancillary non-motorised recreation and commercial activities</u> , driver training or education, police or security training, and vehicle testing, and ancillary facilities such as club rooms/clubhouses, spectator stands, lighting and associated support structures, mechanical workshops and fuel storage and pumps.
<u>Mine Subsidence Risk Area</u>	<u>Means an area identified on the planning maps, being an area which is currently at risk of surface subsidence as a result of historic underground coal mining operations.</u>
Mineral	<u>Has the same meaning as in section 2 of the Crown Minerals Act 1991 (as set out in the box below).</u> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Means a naturally-occurring inorganic substance beneath or at the surface of the earth, whether or not under water; and includes all metallic minerals, non-metallic minerals, fuel minerals including coal, precious stones, industrial rocks and building stones, and a prescribed substance within the meaning of the Atomic Energy Act 1945.</p> </div> <u>For clarity, this term includes coal and aggregate.</u>
Mineral extraction and processing	Means the excavation, blasting , processing (crushing, screening, washing and blending), storage, distribution and sale of mineral products and includes ancillary activities such as earthworks , landscaping and rehabilitation works (including cleanfill) and treatment of stormwater and wastewater, together with ancillary buildings and structures (including caretaker's

Definition	Meaning
	accommodation).
Minor dwelling residential unit	<p>Means a second dwelling independent of the principal dwelling(s) on the same site.</p> <p><u>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.</u></p>
Minor infrastructure structure	<p>Means any above-ground box-like structure or enclosure <u>that is associated with infrastructure</u> or that receives or transmits to or from any part of an <u>infrastructure</u> network. It which includes <u>any or all of the following</u>:</p> <ul style="list-style-type: none"> (a) electricity junction pillars; (b) transformers; (c) switchgear; (d) gas infrastructure; (e) telecommunications plinths and pillars; (f) water infrastructure; (g) cabinetry for stormwater/wastewater networks; (h) electricity storage, and generators (less than 10m² in area and 2.5m in <u>height</u>); and (i) link pillars.
Minor upgrading of existing infrastructure	<p>Means an increase in the capacity, efficiency or security of existing <u>infrastructure</u> where this utilises existing structures and networks and/or structures and networks of a similar scale and character.</p>
Motor sport and recreation events	<p>Means, within the Hampton Downs <u>MSRZ</u> – Motor Sport and Recreation Zone, any day on which an activity occurs that is not a day-to-day activity. Motor sport and recreation events are classified into the following categories:</p> <p>Minor Event: <700 arrival vehicles per hour (vph) and <2,000 total vehicles <u>per day</u></p> <p>Medium Event: 701 – 1,300 arrival vph or 2,100 – 3,500 total vehicles <u>per day</u></p> <p>Major Event: 1,301 – 2,500 arrival vph or 5,001 total vehicles <u>per day</u></p> <p>Extreme Event: 1801 – 2500 arrival vph or 5,001 – 8,000 total vehicles <u>per day</u></p> <p>Where an event falls into two of the above categories due to different arrival vph and total vehicles measurements, it will be classified as the larger of the two categories.</p>

Definition	Meaning
Motor sport and recreation facilities	<p>Means any buildings or structures in the MSRZ – Motor Sport and Recreation Zone that support the development and operation of the Hampton Downs Motorsport Park and are associated with motor sport and recreation activities and include:</p> <ul style="list-style-type: none"> (a) race tracks, race pads and associated pit garages and support facilities; (b) race control, safety, emergency and media facilities; (c) corporate boxes and hospitality facilities; (d) restaurants, cafés, food and beverage and merchandising retail areas, administration buildings and facilities; (e) general ticketing, toilet and ablution facilities; (f) industrial units, vehicle workshops and storage sheds; (g) corporate showrooms and expo areas, including areas for the display of racing-related memorabilia; (h) residential accommodation and swimming pool and tennis court facilities; (i) a convention centre; (j) travellers' visitor accommodation, including a camping ground and hotel accommodation; (k) parking and helipad facilities; (l) driver training school inclusive of a skid pad; (m) spectator facilities including pedestrian access ways, tunnels, overbridges, spectator viewing platforms and seating areas; (n) a jet sprint course; (o) go-kart track and drifting pads; (p) accessory buildings, facilities and structures such as maintenance and storage sheds, decks, shade cloths and storage containers for all items listed above.
<u>Motorised vehicle and vehicle</u>	<p><u>Means any motorised vehicle or vehicle (including a vehicle or motor vehicle as defined in section 2 of the Land Transport Act 1998). It excludes an immovable vehicle that is occupied by people on a permanent or long-term basis.</u></p>
<u>Motorised sport and recreation</u>	<p><u>Means a facility used for participating in, or viewing of, land-based motor sports. It includes car, truck, go-kart and motorbike racing tracks and ancillary facilities such as club rooms/clubhouses, spectator stands, lighting and associated support structures, mechanical workshops and fuel storage and pumps. It excludes activities located within either the MSRZ – Motor Sport and Recreation Zone, or Meremere Dragway.</u></p>
Multi-unit development	<p>Means multiple residential units or buildings, being attached or detached, which are <u>planned and designed in an integrated in a and comprehensive manner, and achieve compatibility between all buildings on a single or multiple sites</u>. It includes <u>any of the following</u>:</p> <ol style="list-style-type: none"> 1. an apartment building;and 2. a duplex; 3. terraced housing; or 4. town houses. <p>It excludes:</p> <ul style="list-style-type: none"> (a) retirement villages; (b) papakaainga housing development; and-or

Definition	Meaning
	(c) papakaainga building.
N	
National grid	<p><u>Has the same meaning as in the National Policy Statement on Electricity Transmission (2008) (as set out in the box below)</u></p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Means the assets used or owned by Transpower NZ Limited.</p> </div>
National g Grid yard <u>subdivision corridor</u>	<p>Means the area measured either side of the centre line of any above-ground electricity transmission line as follows:</p> <ul style="list-style-type: none"> (a) 14m for the 110kV national grid lines on single poles; (b) 16m for the 110kV national grid lines on pi poles; (b) 32m for 110kV national grid lines on towers; and (c) 37m for the 220kV transmission lines. <p><u>The National Grid Subdivision Corridor does not apply to underground cables or any transmission line (or sections of lines) that are designated by Transpower. The measurement of setback distances from National Grid lines shall be taken from the centre line of the transmission line and the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span.</u></p>  <p style="text-align: center;">LEGEND</p> <p style="text-align: center;">— Centreline ● Single Pole ■ Pi Pole ■ Tower</p> <p style="text-align: right; font-size: small;">Not to scale</p>
National g Grid corridor -yard	<p>Means the area located <u>within</u>:</p> <ul style="list-style-type: none"> (a) 12 metres in any direction from the <u>visible</u> outer edge of a national grid support structure <u>foundations</u>; and (b) 10 metres either side of the centre line of any above-ground 110kV national grid line on single poles; and (c) 12 metres either side of the centre line of any above-ground national grid line on towers. <p><u>The National Grid Yard does not apply to underground cables or any transmission line (or sections of lines) that are designated by Transpower. The measurement of setback distances from National Grid lines shall be taken from the centre line of the transmission line and the outer edge of any support structure. The centre line at any point is a straight line between the</u></p>

Definition	Meaning
	<p><u>centre points of the two support structures at each end of the span.</u></p>  <p>LEGEND</p> <p>— Centreline ● Single Pole ■ Pi Pole ■ Tower</p> <p>Not to scale</p>
<u>Natural hazard</u>	<p>Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below).</p> <div style="border: 1px solid black; padding: 5px;"> <p><u>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</u></p> </div>
Neighbourhood centre	<p>Means a single or small grouping of commercial activities that services the day-to-day needs of the local community <u>and which</u>. Neighbourhood centres are identified in structure plans or on the planning maps.</p>
<u>Net floor area</u>	<p>a. means the sum of any gross floor area; and</p> <p>b. includes—</p> <ol style="list-style-type: none"> i. both freehold and leased areas; and ii. any stock storage or preparation areas; but <p>c. excludes—</p> <ol style="list-style-type: none"> i. void areas such as liftwells and stair wells, including landing areas; ii. shared corridors and mall common spaces; iii. entrances, lobbies and plant areas within a building; iv. open or roofed outdoor areas, and external balconies, decks, porches and terraces; v. off street loading areas; vi. building service rooms; vii. parking areas and basement areas used for parking, manoeuvring and access; and viii. non-habitable floor spaces in rooftop structures.
Net site area	<p>Means the area of a site, or the area of an allotment in the context of a subdivision, excluding:</p> <ol style="list-style-type: none"> (a) any access or access leg less than 6 metres wide; and (b) any land subject to a right of way to any other allotment.

Definition	Meaning
	 <p><u>Means the total area of the site, but excludes:</u></p> <ul style="list-style-type: none"> <u>(a) any part of the site that provides legal access to another site;</u> <u>(b) any part of a rear site that provides legal access to that site;</u> <u>(c) any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.</u>
Network utility operator	<p>Has the same meaning as in s166 of the Resource Management Act 1991 (<u>as set out in the box below</u>).</p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p><u>means a person who—</u></p> <ul style="list-style-type: none"> <u>a. undertakes or proposes to undertake the distribution or transmission by pipeline of</u> <u>b. operates or proposes to operate a network for the purpose of—</u> <ul style="list-style-type: none"> <u>i. telecommunication as defined in section 5 of the Telecommunications Act 2001; or</u> <u>ii. radio communication as defined in section 2(1) of the Radio Communications Act 1989; or</u> <u>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</u> <u>d. undertakes or proposes to undertake the distribution of water for supply (including irrigation); or</u> <u>e. undertakes or proposes to undertake a drainage or sewerage system; or</u> <u>f. constructs, operates, or proposes to construct or operate, a road or railway line; or</u> <u>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</u> <u>h. is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or</u> <u>i. undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this</u> </div>

Definition	Meaning
	<p><u>definition by regulations made under this Act,—</u></p> <p><u>and the words network utility operation have a corresponding meaning.</u></p>
Noise	<p><u>Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below).</u></p> <p><u>includes vibration</u></p>
Noise rating level	<p><u>has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below).</u></p> <p><u>means a derived noise level used for comparison with a noise limit.</u></p>
Noise-sensitive activity	<p>Means <u>any or all of the following:</u></p> <p>(a) <u>buildings</u> used for <u>residential activities</u>, including boarding establishments, <u>rest homes</u>, <u>retirement villages</u>, <u>papakaainga housing development</u>, <u>in-house aged care facilities</u>, <u>travellers' visitor accommodation</u>, and other <u>buildings</u> used for residential accommodation but excluding camping grounds;</p> <p>(b) <u>marae and marae complex</u>;</p> <p>(c) <u>hospitals</u>;</p> <p>(d) <u>teaching areas and sleeping rooms in an education facility</u>;</p> <p>(e) <u>places of assembly</u>.</p>
Non-automotive activities	<p>Means, within the Hampton Downs Motor Sport and Recreation Zone, a business that is not covered by the definition of 'Automotive activities'.</p>
<u>Non-custodial rehabilitation activity</u>	<p><u>Means the use of land and buildings for the provision of training, education and reintegration activities and programmes undertaken by, or on behalf of, Ara Poutama Aotearoa – The Department of Corrections.</u></p>
<u>Non-habitable building</u>	<p><u>Means a building that does not contain any habitable rooms.</u></p>
Notional boundary	<p>Means a line measured 20 metres, and parallel to any side of a residential unit or a building occupied by a sensitive land use, or the site boundary where this is closer to the residential unit or sensitive land use.</p> <p><u>Means a line 20 metres from any side of a residential unit or other building used for a noise sensitive activity, or the legal boundary where this is closer to such a building.</u></p>
Noxious, dangerous, offensive or toxic activities	<p>Means those activities that emit or have the potential to emit odours, gases or other substances to air which would be so offensive as to impact on the amenity values of neighbouring sites or which could constitute a health risk for people in the vicinity. They include:</p> <p>(a) blood or offal treating, bone boiling or crushing, dag crushing, fellmongering, fish cleaning or curing, gut scraping and treating, tallow melting;</p> <p>(b) flax pulping, flock manufacture or teasing of textile materials for any purpose and wood pulping;</p> <p>(c) storage and disposal of night soil, septic tank sludge or refuse;</p> <p>(d) slaughtering of animals for any purpose other than human consumption, storage, drying or preserving of bones, hides, hoofs or skins, tanning,</p>

Definition	Meaning
	<p>wool scouring;</p> <p>(e) the burning of waste oil in the open air, or in any combustion processes involving fuel burning equipment, or other than any combustion processes involving fuel burning equipment, if carried out primarily for the purposes of producing energy, which singly or together have a maximum fuel burning rate of 1000kg/hr or more carbonaceous fuels or those containing hydrocarbons or sulphur;</p> <p>(f) the open burning of coated or covered metal cable or wire, including metal coated with varnish or lacquers or covered with plastic or rubber;</p> <p>(g) any activity with the potential to discharge asbestos to air, including the removal or disposal of friable asbestos, except where it complies with the Health, Safety, and Employment Regulations for Asbestos and is supervised and monitored by Occupational Safety and Health;</p> <p>(h) burning out of the residual content of metal containers used for the transport or storage of chemicals;</p> <p>(i) the open burning of municipal, commercial or industrial wastes or the use of single-chamber incinerators for disposal of waste; and</p> <p>(j) any industrial wood pulp process in which wood or other cellulose material is cooked with chemical solutions to dissolve lining and the associated processes of bleaching and chemical and by-product recovery.</p>
O	
Office	Means premises used for an administrative or professional services where people work primarily sitting at desks, for example accounting or legal services.
<u>Official sign</u>	<u>Means all signs required or provided for under any statute or regulation, or are otherwise related to aspects of public safety.</u>
<u>Operational Facilities</u>	<u>Means the construction and use of facilities and/or infrastructure to assist in the day to day operation of the Kimihia Lakes Zone, including but not limited to carparking, internal access, ticketing offices, storage and maintenance sheds, ablution facilities, and helipads.</u>
Operational need	Means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical or operational characteristics or constraints.
<u>Outdoor education</u>	<u>Means in the Kimihia Lakes Zone, land or buildings used for the formal or informal education or training and includes (but is not limited to) confidence courses.</u>
<u>Outdoor living space</u>	<u>Means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.</u>
Outstanding Natural Feature	Means a feature identified as an Outstanding Natural Feature on the planning maps <u>and as described in Schedule 30.6.</u>
Outstanding Natural Character Area	Means an area identified as an Outstanding Natural Character Area on the planning maps <u>and as described in Schedule 30.7.</u>
Outstanding Natural Landscape	Means a landscape identified as an Outstanding Natural Landscape on the planning maps <u>and as described in Schedule 30.6.</u>
Overland flow path	Means <u>a route taken by stormwater runoff not captured in a reticulated or natural stormwater system. It includes either a primary or secondary stormwater flow path.</u>
P	

Definition	Meaning
Papakaainga building	Means <u>in relation to papakaainga, a building</u> for communal use. It may include some centralised services or facilities such as food preparation, dining, conference, cultural facilities, sanitary facilities, and accommodation.
Papakaainga housing development	Means a comprehensive residential development for a recognised Tangata Whenua group or organisation residing in the Waikato district to support traditional Maaori cultural living on Maaori land for members of the iwi group or organisation.
Place of assembly	Means land and/or buildings used principally for the public or private assembly of people for recreation activities, cultural activities or entertainment activities. It includes community centres and halls.
<u>Plantation forestry</u>	<u>Has the meaning in the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.</u>
<u>Plant nursery (Hopuhopu)</u>	<u>Means the use of land and/or buildings for the propagation, display, storage and wholesale sale of plants where production is not dependent on the soils of the site, and may include ancillary offices, and ancillary buildings such as sheds, glasshouses, and shade houses.</u>
Primary production	<p><u>Means:</u></p> <p><u>a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and</u></p> <p><u>b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a);</u></p> <p><u>c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but</u></p> <p><u>d. excludes further processing of those commodities into a different product.</u></p>
<u>Principal Living Area</u>	<u>An area or room within a residential unit which is designed to function as the primary internal living space for occupants of that residential unit.</u>
Produce stall	Means any land, <u>building</u> or part of any <u>building</u> that is used for the sale of farm and garden produce grown or produced on the site on which the <u>produce stall</u> is sited, or grown or produced on a site owned or leased by <u>the same landowner</u> . It includes the use of a trailer, handcart, barrow or similar structure, whether temporary or permanent. Weighing and packaging is part of the activity of a <u>produce stall</u> .
Prospecting	<p>Has it's the same meaning given in the Crown Minerals Act 1991 (as set out in the box below).</p> <div style="border: 1px solid black; padding: 10px;"> <p><u>(a) means any activity undertaken for the purpose of identifying land likely to contain mineral deposits or occurrences; and</u></p> <p><u>(b) includes the following activities:</u></p> <ul style="list-style-type: none"> <u>(i) geological, geochemical, and geophysical surveying;</u> <u>(ii) aerial surveying;</u> <u>(iii) taking samples by hand or hand held methods;</u> <u>(iv) taking small samples offshore by low-impact mechanical methods</u> </div>

Definition	Meaning
Public amenity	Means facilities continuously offered to the general public for their use with or without charge. <u>It includes including</u> restrooms, information displays, shelters, drinking fountains, outdoor seating and <u>or</u> viewing platforms.
Public transport facility	Means land and/or buildings used for, or ancillary to, scheduled passenger transport services. It may include a public transport interchange, park and ride facilities, bus bays, taxi ranks, drop-off and pick-up points and associated cycle parking, shelters, waiting rooms, ticket offices, information centres, luggage lockers, public toilets, showers and changing rooms.
Q	
<u>Quarry</u>	<u>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.</u>
<u>Quarrying activities</u>	<u>Means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, 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.</u>
R	
<u>Radioactive material</u>	<p><u>Has the same meaning as in section 5 of the Radiation Safety Act 2016 (as set out in the box below)</u></p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <u>means any material that spontaneously emits ionising radiation, including any naturally occurring radioactive material or nuclear material</u> </div>
<u>Rail activities</u>	<u>Rail activities, as defined in the Land Transport Management Act 2003, within the rail corridor shall have the same meaning and activity status as road network activities within the road.</u>
Rangitahi commercial activity	<p>Means within the Rangitahi area, one or any combination of the following activities:</p> <ul style="list-style-type: none"> (a) the sale, distribution or supply of goods and services; (b) healthcare facilities; (c) repair services; (d) sports and recreation equipment manufacture and sales.
Rangitahi Integrated Development	Means development in the locations shown on Development Outcomes Plan 5 of the Rangitahi Peninsula Structure Plan, comprising multiple residential units which are planned and designed in an integrated and comprehensive manner and achieve compatibility between all buildings on a single site or multiple sites . A Rangitahi Integrated Development may also include a Rangitahi commercial activity . Residential activities within a Rangitahi Integrated Development may include duplexes and apartments .

Definition	Meaning
<u>Raglan Urban Area</u>	<u>Means all land within the COMZ – Commercial zone, TCZ – Town centre zone, GRZ – General residential zone and MRZ – Medium density residential zone in Raglan township, but excludes the RPZ – Rangitahi Peninsula Zone.</u>
<u>Real estate header sign</u>	<u>A sign intended to direct people to a site which is for sale or lease (often on a low-volume road).</u>
<u>Real estate sign</u>	<u>Means a real estate sign that advertises a property or business for sale, lease, or rent.</u>
<u>Rear Record of Title</u>	<u>Means an allotment which is situated generally to the rear of another and has access to a road by means of an access leg, or which has a frontage to a road of less than 6m.</u>
<u>Record of Title</u>	<u>Means a record of title issued under section 12 of the Land Transfer Act 2017. It includes concurrent records of title issued for the same parcel of land (for example for a lease, or undivided share in the land) as if only one record of title had been issued.</u>
<u>Recreation activity and facilities</u>	<u>Means any non-motorised indoor or outdoor passive or active leisure, sports, games or recreational pursuits and buildings in the Kimihia Lakes Zone for participants and/or spectators, whether or not they are undertaken for profit or reward or for which no charge is made, and must include such activities on or in water or land, or in the air and includes but is not limited to:</u> <ul style="list-style-type: none"> <u>• Walking, running and cycling tracks</u> <u>• Training or education</u> <u>• Club Days and practise activities</u> <u>• Outdoor skate parks and playgrounds</u> <u>• Informal Recreation</u> <u>• Outdoor Pursuits</u>
<u>Regionally significant industry</u>	<u>Means an industry which is identified in regional or district plans as a regionally significant industry, or which is demonstrated to have socio-economic or cultural benefits that are significant at a regional or national scale.</u>
<u>Regionally significant infrastructure</u>	<u>Includes, but is not limited to:</u> <ul style="list-style-type: none"> <u>(a) pipelines for the distribution or transmission of natural or manufactured gas or petroleum;</u> <u>(b) infrastructure required to permit telecommunications as defined in the Telecommunications Act 2001;</u> <u>(c) radio apparatus as defined in section 2(1) of the Radio Communications Act 1989;</u> <u>(d) the national electricity grid, as defined by the Electricity Industry Act 2010;</u> <u>(e) a network (as defined in the Electricity Industry Act 2010);</u> <u>(f) infrastructure for the generation and/ or conveyance of electricity that is fed into the national grid or a network (as defined in the Electricity Industry Act 2010);</u> <u>(g) significant transport corridors as defined in Map 6.1 and 6.1A;</u>

Definition	Meaning
	<p>(h) <u>lifeline utilities, as defined in the Civil Defence and Emergency Management Act 2002, and their associated essential infrastructure and services;</u></p> <p>(i) <u>municipal wastewater treatment plants, water supply treatment plants and bulk water supply, wastewater conveyance and storage systems and, municipal supply;</u></p> <p>(j) <u>dams (including Mangatangi and Mangatawhiri water supply dams) and ancillary</u></p> <p>(k) <u>infrastructure;</u></p> <p>(l) <u>flood and drainage infrastructure managed by Waikato Regional Council; and</u></p> <p>(m) <u>Hamilton International Airport.</u></p>
Renewable electricity generation activities	<p><u>Has the same meaning as in the National Policy Statement for Renewable Electricity Generation 2011 (as set out in the box below).</u></p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p>Means the construction, operation and maintenance of structures associated with renewable electricity generation. This includes small and community-scale distributed renewable generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity.</p> </div>
Research and exploratory-scale investigations for renewable electricity	Means undertaking activities to monitoring and measuring activities of solar, wind, hydroelectricity or geothermal energy sources for potential renewable electricity generation activities.
Reservoir	Means a structure (above or below ground) used to store for the purposes of storing water for municipal supply or firefighting. It but excludes rainwater tanks that supply a single site .
Residential activity	<p>Means the use of land and buildings by people for living accommodation in a household unit, where the occupants will generally refer to the site as their home and permanent address. For the purpose of this definition, includes emergency and refuge accommodation, or accommodation for supervision staff and residents, where residents are subject to care or supervision (e.g. homes for people with disabilities). Residential activity includes home detention (as defined in the Criminal Justice Act 1985), but not prisons or other places where residents are subject to detention.</p> <p><u>Means the use of land and building(s) for people's living accommodation.</u></p>
Residential unit	<p>Means a building or group of buildings, or part of a building or group of buildings that is:</p> <p style="margin-left: 40px;">(a) used, or intended to be used, only or mainly for residential activities;</p> <p style="margin-left: 40px;">(b) occupied, or intended to be occupied, exclusively as the home or residence of not more than one household.</p> <p><u>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.</u></p>

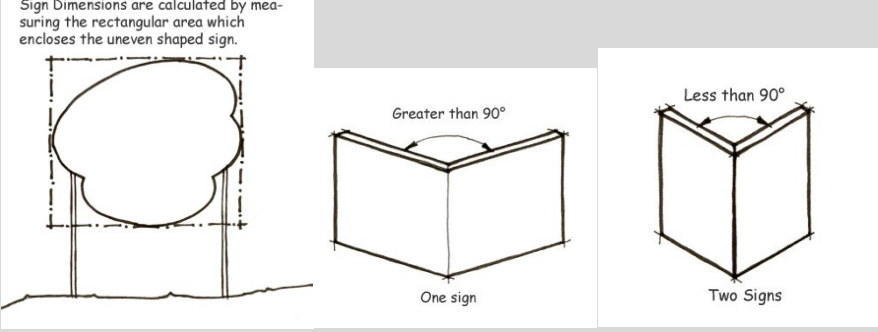
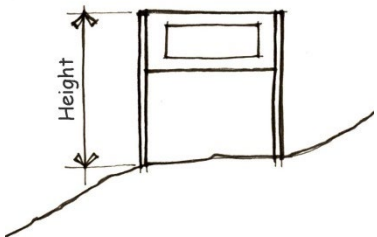
Definition	Meaning
Residual risk	Means the remaining level of risk that remains after taking risk control measures have been taken.
Rest home	Means buildings, services and facilities that provide residential-based health care with on-site support to residents requiring nursing care or significant support with the activities of daily living. This may include respite care and rest home-based hospital specialist geriatric care, but excludes people who require nursing or hospice support in a dwelling.
Restoration	Means for historic heritage items listed in Appendix 30.1, returning a place as near as possible to a known earlier state by reassembly, reinstatement and/or the removal of extraneous additions.
Retail activity	Means the sale or hire of goods or services or equipment directly to the public.
Retirement village	<p>Means any land, building or site that:</p> <ul style="list-style-type: none"> (a) is used for accommodation predominantly for persons in their retirement, or persons in their retirement and their spouses or partners; and (b) satisfies either of the following: <ul style="list-style-type: none"> (ii) it is registered as a retirement village under the Retirement Villages Act 2003 or will be so registered prior to it being occupied by any resident; or (iii) it is a rest home within the meaning of s58(4) of the Health and Disability Services (Safety) Act 2001; and (c) includes not less than two residential units; and (d) may include any or all of the following facilities or services for residents on the site: <ul style="list-style-type: none"> (i) a care home within a retirement village; (ii) a hospital within a retirement village; (iii) nursing, medical care, welfare, accessory non-residential and/or recreation facilities and/or services. <p>Accessory non-residential, recreation facilities and services may include, but not limited to such things as commercial activities that are for the benefit of residents and guests, active or passive recreation for the benefit of residents and guests whether casual or organised and whether a charge is made for the activity or not.</p> <p>Care home within a retirement village is a facility providing rest home care within the meaning of the Health and Disability Services (Safety) Act 2001, or a home for residential care of older persons and/or any land or buildings used for the care of older persons within a retirement village.</p> <p>Hospital within a retirement village is a facility providing hospital care within the meaning of the Health and Disability Services (Safety) Act 2001 within a retirement village.</p> <p>Means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.</p>
Risk	Means in respect of any hazardous substance , represents the likelihood of specified consequences of a specific event (for example, an explosion, a fire

Definition	Meaning
	or a toxic release) on people, ecosystems or the built environment.
Risk assessment	Means the overall process of risk identification, risk analysis and risk evaluation.
<u>River</u>	<p><u>Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below).</u></p> <div> <p><u>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).</u></p> </div>
<u>Road</u>	<p><u>Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below).</u></p> <div> <p><u>has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Roding Powers Act 1989 Section 315 of the Local Government Act 1974 road definition: road means the whole of any land which is within a district, and which—</u></p> <ul style="list-style-type: none"> <u>a. immediately before the commencement of this Part was a road or street or public highway; or</u> <u>b. immediately before the inclusion of any area in the district was a public highway within that area; or</u> <u>c. is laid out by the council as a road or street after the commencement of this Part; or</u> <u>d. is vested in the council for the purpose of a road as shown on a deposited survey plan; or</u> <u>e. is vested in the council as a road or street pursuant to any other enactment;—</u> <u>f. and includes—</u> <u>g. except where elsewhere provided in this Part, any access way or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part or is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988;</u> <u>h. every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof;—</u> <p><u>but, except as provided in the Public Works Act 1981 or in any regulations under that Act, does not include a motorway within the</u></p> </div>

Definition	Meaning
	<p><u>meaning of that Act or the Government Rounding Powers Act 1989 Section 2(1) of the Government Rounding Powers Act 1989 motorway definition motorway—</u></p> <p><u>a. means a motorway declared as such by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of this Act; and</u></p> <p><u>b. includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but</u></p> <p><u>c. does not include any local road, access way, or service lane (or the supports of any such road, way, or lane) that crosses over or under a motorway on a different level</u></p>
Road network activities	<p>Means road infrastructure and transport services provided within the road, including:</p> <ul style="list-style-type: none"> (a) footpaths, footways and footbridges, bridges for roads, tunnels, retaining walls for roads both above and below the road; (b) road verges and berms; (c) site access including vehicle crossings; (d) road carriageways and road pavements; (e) cycle facilities; (f) road lighting and support structures; (g) traffic operation and safety signs, direction signs, road name signs, road safety devices including interactive warning signs, road markings, rumble strips, barriers, fences, speed tables and speed cushions, traffic separators, bus-friendly vertical deflection devices; (h) ancillary equipment and structures associated with public transport systems including seats, shelters, real time information systems and ticketing facilities, bicycle storage and cabinets; (i) traffic control devices including traffic islands, pedestrian crossings and roundabouts and intersection controls, traffic and cycle-monitoring devices, traffic signals and support structures, cabinets and ancillary equipment associated with traffic signals; (j) devices and structures to implement regulatory controls (no-stopping, no-overtaking, parking control, bus lane controls, vehicle restrictions) including speed limit and parking restriction signs, parking meters, pay-and-display kiosks, speed cameras, red light/traffic cameras and on-street parking areas; (k) road drainage devices including culverts, subsoils, catch pits, water tables, manholes, inlets, outlets, flumes; (l) scour and erosion control devices; (m) stormwater management devices including rain gardens, wetlands, stormwater treatment areas and ponds; (n) noise attenuation walls or fences; and (o) devices associated with intelligent transport systems, including vehicle detection systems (electronic vehicle identification, and infra-red vehicle occupancy counters), lane control signals, ramp signals, variable messaging signs, CCTV cameras, incident detection,

Definition	Meaning
	<p>emergency telephones, cables and ducting; and</p> <p>(p) <u>wastewater and water supply management structures.</u></p> <p><u>Rail activities, as defined in the Land Transport Management Act 2003, within the rail corridor shall have the same meaning and activity status as road network activities within the road.</u></p>
Rural ancillary earthworks	<p>Means the disturbance of soil associated with cultivation, land preparation (including of sediment and erosion control measures), for planting and growing operations and harvesting of agricultural and horticultural crops and forests; and maintenance and construction of facilities typically associated with farming and forestry activities, including but not limited to farm/forestry tracks, roads and landings, stock races, silage pits, farm drains, farm effluent ponds, and fencing and sediment control measures.</p>
<u>Rural commercial activity</u>	<p><u>Means a commercial activity that has a direct functional or operational need to locate in the GRUZ – General rural zone or that services productive rural activities. It includes veterinary practices, wineries and wedding venues, adventure tourism, farm tourism, golf courses, gun clubs and firing ranges and includes ancillary activities. It excludes visitor accommodation.</u></p>
Rural industry	<p>Means an industry that involves the direct handling or processing to the first stage of manufacture of any raw produce harvested from farming, rural contractors' depots, or any other land-related agricultural activity, but excludes waste disposal, extractive industries and electricity generation.</p> <p><u>Means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.</u></p>
S	

Definition	Meaning
<u>Seasonal worker accommodation</u>	Means buildings used solely for accommodating the short-term labour workforce required by primary production activities, and which are configured as a series of detached buildings for sleeping quarters, cooking and ablutions.
Self-contained power unit	<p>Has the same meaning as in Regulation 4 of the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (as set out in the box below).</p> <div> <p>Means equipment installed with a facility for the purpose of generating power for that facility (such as solar panels), including cables connecting the equipment to the facility.</p> </div>
Sensitive land use	<p>Means all or any of the following:</p> <p>(a) an educational facility, including a childcare facility, waananga and koohanga reo,</p> <p>(b) a residential activity, including papakaainga building, rest home, retirement village, travellers' visitor accommodation, home stay;</p> <p>(c) health facility or hospital;</p> <p>(d) place of assembly.</p>
Service connection	Means line or cable that connects an infrastructure distribution network to premises for the purpose of enabling the infrastructure provider to provide services to a customer.
Service court	Means an area of outdoor space for the exclusive use of the household residential unit for domestic requirements, such as garbage storage and or a clothes line . It but excludes any space required for a living court outdoor living space , parking, manoeuvring, or buildings .
<u>Service station</u>	<p>A facility where the primary business is selling motor vehicle fuels. It may include some or all of the following ancillary activities:</p> <ol style="list-style-type: none"> <u>retail</u>; <u>car wash facilities</u>; <u>mechanical repair, servicing and testing of motor vehicles and domestic equipment</u>; <u>sale of lubricating oils, kerosene, LPG, or spare parts and accessories for motor vehicles; or</u> <u>trailer hire</u>.
Sign	<p>Means any device, graphic or display of whatever nature that is visible from a public place, for the purposes of:</p> <ol style="list-style-type: none"> providing information to the general public; identifying and providing information about any activity, site or building; providing directions; or promoting goods, services or forthcoming events.

Definition	Meaning
	<p>Sign Dimensions are calculated by measuring the rectangular area which encloses the uneven shaped sign.</p>  <p>Means any device, character, graphic or electronic display, whether temporary or permanent; which</p> <p>a. is for the purposes of—</p> <ul style="list-style-type: none"> i. identification of or provision of information about any activity, property or structure or an aspect of public safety; ii. providing directions; or iii. promoting goods, services or events; and <p>b. is projected onto, or fixed or attached to, any, structure or natural object; and</p> <p>c. includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice.</p>
Sign height	<p>Means the distance from the lowest point of the sign to the highest point of the sign. In the case of a free-standing sign, it is the distance from ground level immediately below the sign to the top of the sign.</p> 
Significant Amenity Landscape	Means an area identified as Significant Amenity Landscape on the planning maps.
<u>Significant hazard facility</u>	<p><u>Means any facility which involves one or more of the following activities:</u></p> <ul style="list-style-type: none"> • <u>Manufacturing and associated storage of hazardous substances (including industries manufacturing agrochemicals, fertilisers, acids/alkalis or paints)</u> • <u>Oil and gas exploration and extraction facilities</u> • <u>Purpose built bulk storage facilities for the storage of hazardous substances (other than petrol, diesel or LPG) for wholesale or restricted commercial supply</u> • <u>The aboveground storage/use of more than 50,000L of petrol</u> • <u>The aboveground storage/use of more than 100,000L of diesel</u> • <u>The storage/use of more than 6 tonnes of LPG</u>

Definition	Meaning
	<ul style="list-style-type: none"> • <u>Galvanising plants</u> • <u>Electroplating and metal treatment facilities</u> • <u>Tanneries</u> • <u>Timber treatment</u> • <u>Freezing works and rendering plants</u> • <u>Wastewater treatment plants</u> • <u>Metal smelting and refining (including battery refining or re-cycling)</u> • <u>Milk treatment plants</u> • <u>Fibreglass manufacturing</u> • <u>Polymer foam manufacturing</u> • <u>Asphalt/bitumen manufacture or storage</u> • <u>Landfills</u> <p><u>For the avoidance of doubt, the following activities are not significant hazard facilities:</u></p> <ul style="list-style-type: none"> • <u>The incidental use and storage of hazardous substances in minimal domestic scale quantities</u> • <u>Retail outlets for hazardous substances intended for domestic usage (e.g., supermarkets, hardware stores and pharmacies)</u> • <u>The incidental storage and use of agrichemicals, fertilisers and fuel for land based primary production activities.</u> • <u>Pipelines used for the transfer of hazardous substances such gas, oil, trade waste and sewage</u> • <u>Fuel in motor vehicles, boats, airplanes and small engines</u> • <u>Military training activities</u> • <u>The transport of hazardous substances (e.g., in trucks or trains)</u>
Significant Natural Area	Means an area of significant indigenous biodiversity that is identified as a Significant Natural Area on the planning maps.
Significant feature of interest	Means those parts of a historic heritage building , which is shown on the planning maps and listed in Appendix 30.1 , that are described in the individual heritage item sheet.
Site	<p>Means:</p> <p>(a) any area of land comprised in one Record of Title, or two or more Records of Title linked pursuant to s37 of the Building Act 1991, or s75 of the Building Act 2004, or s220 of the Resource Management Act 1991;</p> <p>(b) in the case of land developed under the Unit Titles Act 2010, the area comprised in a principal unit or accessory unit excluding any common property;</p>

Definition	Meaning
	<p>(c) in the case of cross leases, the area for exclusive use comprised within the cross lease, excluding any common property.</p> <p><u>Means:</u></p> <p><u>a. an area of land comprised in a single record of title as per Land Transfer Act 2017; or</u></p> <p><u>b. an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the Council; or</u></p> <p><u>c. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title as per Land Transfer Act 2017 could be issued without further consent of the Council; or</u></p> <p><u>d. except that in relation to each of sub clauses (a) to (c), in the case of land subdivided under the Unit Title Act 1972 or 2010 or a cross lease system, a site is the whole of the land subject to the unit development or cross lease.</u></p>
Small-scale electricity generation	Means renewable electricity generation producing less than 20kW for the purpose of providing electricity on a particular site or connecting into the distribution network.
SNA	Refer to definition of Significant Natural Area.
<u>Special noise event</u>	<u>A temporary event that exceeds the permitted noise standard of the TTZ – TaTa Valley zone.</u>
Spectator	Means, within the Hampton Downs Motor Sport and Recreation Zone, any person attending an event in any capacity whatsoever, including but not limited to, competitors, assistants, employees, volunteers, employers, managers and support personnel.
Speed environment	Means the speed that the 85th percentile driver will adopt. Even though a section of road may have a number of horizontal curves with a range of design speeds, there is only one speed environment.
Stable ground	Means soil that is able to stand with that has a factor of safety against failure of greater than 1 under all expected conditions.
<u>Standalone garage</u>	<u>Means a roofed and enclosed building which is detached from the main residential unit and designed to accommodate one or more motor vehicles.</u>
<u>Storage (in the context of a hazardous substance or hazardous waste)</u>	Means in the context of a hazardous substance or hazardous waste , the containment of a hazardous substance or hazardous waste , either above ground or underground, in enclosed packages, containers or tanks. It includes vehicles used to transport any hazardous substance that are stationary within a hazardous facility for more than short periods of time.
<u>Stormwater</u>	<u>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.</u>
<u>Structure</u>	<p><u>Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below).</u></p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><u>means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft.</u></p> </div>

Definition	Meaning
Subdivision	<p>Has the meaning in section 218 of the Resource Management Act 1991 (as set out in the box below).</p> <div style="border: 1px solid black; padding: 10px;"> <p><u>means—</u></p> <p><u>a. the division of an allotment—</u></p> <p style="padding-left: 40px;"><u>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</u></p> <p style="padding-left: 40px;"><u>ii. by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or</u></p> <p style="padding-left: 40px;"><u>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</u></p> <p style="padding-left: 40px;"><u>iv. by the grant of a company lease or cross lease in respect of any part of the allotment; or</u></p> <p style="padding-left: 40px;"><u>v. by the deposit of a unit plan, or 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</u></p> <p><u>b. an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.</u></p> </div>
<u>Supported residential accommodation</u>	<u>Means the use of a residential unit(s) by a person or persons who reside within such unit(s) on a short or long term basis and receives supervision, assistance, care and/or support from, or on behalf of, Ara Poutama Aotearoa – The Department of Corrections. It includes the provision of non-custodial rehabilitation activities.</u>
<u>Summer period</u>	<u>Means the period starting on 22 September and ending on 20 March the following year.</u>
T	
Tamahere Commercial Area	Means the land identified on the planning maps as the Tamahere Commercial Area.
Telecommunication kiosk	Means a freestanding structure, of a similar scale and appearance to a telephone booth, which encloses telecommunications equipment for the purpose of providing <u>that provides</u> public telecommunications uses such as; but not limited to, wireless broadband.
Temporary event	Means a social, cultural or recreational event that has a duration of less than 72 hours. It includes including entertainment events, carnivals, festivals, fairs, markets, and or exhibitions, and associated temporary buildings and or car parks.
Temporary infrastructure	Short term <u>Means</u> structures and activities undertaken by a network utility operator , as defined by the Resource Management Act 1991. It includes including the operation of generators, including diesel-powered generators.

Definition	Meaning
<u>Temporary military training activity</u>	<p>Means a temporary activity undertaken for the training of any component of the New Zealand Defence Force (including with allied forces) for any defence purpose. Defence purposes are those purposes for which a defence force may be raised and maintained under section 5 of the Defence Act 1990 which are:</p> <ul style="list-style-type: none"> a. the defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act; b. the protection of the interests of New Zealand, whether in New Zealand or elsewhere; c. the contribution of forces under collective security treaties, agreements, or arrangements; d. the contribution of forces to, or for any of the purposes of, the United Nations, or in association with other organisations or States and in accordance with the principles of the Charter of the United Nations; e. the provision of assistance to the civil power either in New Zealand or elsewhere in time of emergency; f. the provision of any public service.
Transport depot	Means a truck parking or servicing site, or depot for the handling or transfer of materials or vehicles.
Travellers' accommodation	<p>Means land and buildings for transient residential accommodation for a person, family or group of persons, which is offered at a daily tariff, where the occupiers will not generally refer to it as their home or permanent address. It may include some centralised services or facilities such as food preparation, dining and sanitary facilities and conference and recreation facilities for the use of the guests staying at the site. It includes hotels, motels, camping grounds and tourist cabins, studios and apartments, but excludes the accommodation used by the permanent resident.</p>
<u>Treaty settlement land</u>	<p>Means land which is either:</p> <ul style="list-style-type: none"> • <u>vested with a claimant group by the Crown as a result of Treaty settlement legislation and final deeds of settlement; or</u> • <u>acquired by a claimant group pursuant to a right of first refusal or deferred selection process.</u> <p><u>It includes:</u></p> <ul style="list-style-type: none"> • <u>land transferred to other iwi, hapuu or whaanau entities associated or affiliated with the claimant group; and,</u> • <u>land transferred to a company in which the claimant group holds a controlling interest.</u> <p><u>It excludes:</u></p> <ul style="list-style-type: none"> • <u>land in which the claimant group, or an iwi, hapuu or whaanau entity associated or affiliated with the claimant group, no longer retains a legal freehold interest;</u> • <u>land leased by the claimant group to an unrelated entity for a term which, including renewals, is or could be more than 35 years;</u> • <u>land transferred to a company in which the claimant group has a minority interest; and</u> • <u>For the purpose of the Maaori Land Chapter, the land within the</u>

Definition	Meaning
	<u>HOPZ – Hopuhopu zone.</u>
U	
<u>Use of hazardous substances</u>	Means with respect to a hazardous substance, the manufacturing, processing or handling of a hazardous substance for a particular activity without necessarily changing the physical state or chemical structure of the hazardous substance involved. This It includes mixing, blending and packaging operations, or the use of a hazardous substance as a cooling or heating medium. It does not include <u>excludes</u> the filling or drawing of a hazardous substance from bulk storage tanks unless the processing is permanently connected to the bulk storage, and does not include <u>excludes</u> loading out and dispensing of petroleum products.
<u>Utility</u>	For the purpose of Chapter 15 Natural Hazards means: <u>(a) Transformation, transmission, generation or distribution of electricity provided by network utility operators or requiring authorities, including transmission lines and substations, electricity distribution lines and associated equipment; and private connections to such utilities;</u> <u>(b) Telecommunication and radiocommunication facilities, including: transmitting/receiving devices such as aerials, antennas, dishes (including cables), insulators, castings, tunnels and associated equipment; and support structures such as towers, masts and poles, accessory buildings and private receiving dish antennas;</u> <u>(c) Storage tanks and pipes for the distribution or transmission of petroleum or natural or manufactured gas, including necessary incidental equipment provided by network utility operators or requiring authorities, and private connections to such utilities;</u> <u>(d) Reticulated water for supply or irrigation, stormwater management basins, swales or drainage systems, and reticulated sewerage, including: private stormwater facilities connecting to such utilities; and necessary incidental equipment, including water storage tanks and pumping facilities;</u> <u>(e) Meteorological facilities, navigation aids and beacons, including approach control services within the meaning of the Civil Aviation Act 1990;</u> <u>(f) Flood management infrastructure including stopbanks and erosion protection structures associated with flood management where owned or operated by the Waikato Regional Council, the Waikato District Council or the Crown; and</u> <u>(g) Public roads and railway lines.</u>
<u>Utility allotment</u>	Means an allotment used exclusively for the purposes of accommodating infrastructure .
V	
<u>Vegetation clearance</u>	<u>Means</u> includes the modification, burning, cutting, crushing, spraying and removal by physical, mechanical, chemical or other means, of all forms of vegetation, including indigenous , and may include exotic plants. It does not include vegetation clearance relating to routine cultivation or grazing.

Definition	Meaning
Vehicle movement	Means the single passage of any vehicle between a road and a site. <u>A returning vehicle is a separate vehicle movement.</u>
Viable Record of Title	Means in the Rural Zone, a Record of Title that contains at least 5000m², is not a road severance, and can accommodate a suitable building platform as a permitted activity under Rule 22.4.9 (subdivision rule for building platform).
Village Green	Means the <u>an</u> area of land identified as Village Green on the planning maps. adjacent to the Business Zone Tamahere shown as Village Green on the planning maps.
Visually permeable	Means materials on a fence or wall that have continuous vertical or horizontal gaps of at least 50mm width that result in at least 50% visual permeability.
<u>Visitor accommodation</u>	<u>Means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.</u>
W	
Waananga	Means a learning facility where family and extended family are educated in whaanau ora.
Waste management	Means activities relating to the <u>storage, disposal or</u> minimisation or reduction of waste material and <u>includes</u> reuse, recycling, recovery <u>and treatment processes.</u>
Waste management facility	Means a facility which provides <u>solid</u> waste management storage, <u>and / or</u> disposal services <u>and / or</u> waste remediation and materials recovery services. in relation to solid waste. Waste management facilities <u>It includes:</u> landfills, cleanfills , commercial composting operations, recovery operations , transfer stations, recycling centres and resource recovery centres. <u>It excludes</u> cleanfill areas.
<u>Wastewater</u>	<u>Means any combination of two or more the following wastes: sewage, greywater or industrial and trade waste.</u>
<u>Wastewater treatment plant</u>	<u>Means a facility, that processes wastewater before disposal and is connected to a public wastewater network. It excludes on-site wastewater treatment plants, community scale wastewater treatment plants.</u>
<u>Water</u>	<u>Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below).</u> <div><u>a. means water in all its physical forms whether flowing or not and whether over or under the ground;</u> <u>b. includes fresh water, coastal water, and geothermal water;</u> <u>c. does not include water in any form while in any pipe, tank, or cistern</u></div>
<u>Waterbody</u>	<u>Has the same meaning as in section 2 of the Resource Management Act 1991 (as set out in the box below).</u> <div><u>means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area.</u></div>
<u>Wetland</u>	<u>Has the same meaning as in section 2 of the Resource Management Act</u>

Definition	Meaning
	<p><u>1991 (as set out in the box below).</u></p> <div> <p><u>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.</u></p> </div>
Whaanga Coast Development Area	Means an area identified as a Whaanga Coast Development Area of land on the Whaanga Coast shown identified on the planning maps. that provide for specific developments on Maaori freehold titles in terms of the rules for Specific Area 22.7.
Whaanau	Means family, extended family and family group and is a familiar term to address a number of people. In the modern context, this term is sometimes used to include friends who may not have any kinship ties to other members.
Wharenuī	Means a meeting house or large house that is <u>often</u> the main building on a marae <u>complex</u> where guests are accommodated.
Wind energy facility	Means buildings , turbines and structures used to generate electricity from the wind, and ancillary structures . It includes <u>ancillary structures or</u> electricity lines of less than 110kV.
<u>Winter period</u>	<u>Means the period starting on 21 March and ending on 21 September inclusive.</u>
Works arborist	Means a person who: <ul style="list-style-type: none"> a. possesses a recognised arboricultural degree, diploma or certificate; and <u>b. has</u> on-the-job experience; and <u>c.</u> is familiar with the tasks, equipment and hazards involved in arboricultural operations; and <u>d.</u> has demonstrated competence to obtain a Level 4 NZQA Certificate in Horticulture Services (Arboriculture) or equivalent standard.
<u>Workers' accommodation</u>	<u>Means living accommodation for people whose duties require them to live onsite. This definition includes seasonal workers.</u>
X, Y, Z	

Glossary of Maaori Terms

<p>Explanation regarding spelling of Maaori terms in the Waikato District:</p> <p>Waikato District Council indicates a long vowel sound in written te reo Maaori by using double vowels (instead of a macron, i.e., ā ē ī ō ū). Double vowels are the preferred standard used by Waikato-Tainui, the iwi authority in the Waikato District and Council has adopted double vowels to acknowledge the iwi preference.</p>	
Maaori	English
<p>Puritia ngā taonga tuku iho a ngā tuupuna hei tiki huiā maa ngā uri whakatupu a Aotearoa.</p> <p>Tooku awa koiora me oona pikonga he kura tangihia o te maataamuri.</p>	<p>Keep the treasures handed down by the ancestors as a precious legacy for the future generations in Aotearoa New Zealand.</p> <p>The river of life, each curve more beautiful than the last, <u>a treasure for future generations.</u></p>
Aotearoa	<u>A</u> Maaori name for New Zealand
hapuu	<p>kinship group, clan, tribe, subtribe – section of a large kinship group and the primary political unit in traditional Māori society. It consisted of a number of whānau sharing descent from a common ancestor, usually being named after the ancestor, but sometimes from an important event in the group's history. A number of related hapū usually shared adjacent territories forming a looser tribal federation (iwi). (http://maoridictionary.co.nz/)</p> <p><u>The primary political unit in traditional Maaori social organisation, a relatively stable and cohesive group consisting of a number of whaanau sharing descent from a common ancestor</u></p>
Hauora	health care
hui	gathering, meeting, assembly, seminar, conference (http://maoridictionary.co.nz/)
iwi	People; tribe, 'people', often translated as 'tribe' that is usually made up a collective made up of many hapuu and whaanau or subtribes that descend from a common ancestor the waka or tupuna or ancestor
kainga	home, homestead , address, residence, village, settlement, habitation, habitat, dwelling (http://maoridictionary.co.nz/)
kaitiaki	steward/guardian
kaitiakitanga	stewardship/guardianship means the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Maori in relation to natural and physical resources; and includes the ethic of stewardship
kaumaatua	Adult, elder, elderly man, elderly woman, old man - a person of status within the whanau, with the <u>mana to influence decision-making</u> (http://maoridictionary.co.nz/)

kawa	Protocol or ritual
kaawangatanga principle	<u>The Principle of Government (from The Treaty of Waitangi) To do with being a governor, or government. The Maaori text of the First Article of Te Tiriti o Waitangi uses the term kaawangatanga to describe that which the Chiefs gave to the Queen</u>
k Kiingitanga	The Maaori King Movement that was established in 1858 in New Zealand. It is a monarchy that continues to play an important cultural and social role in Maaori communities, especially in Tainui
koohanga reo	Maaori language preschool (http://maoridictionary.co.nz/)
kura kaupapa	Primary school operating under Maaori custom and using Maaori as the medium of instruction
mahinga kai	Garden, cultivation, food-gathering place (http://maoridictionary.co.nz/)
Mana Whenua	Territorial rights, power from the land, power over the land that is associated with possession and occupation of tribal lands (http://maoridictionary.co.nz/)
marae	See Definitions
maunga	Mountain, mount, peak (http://maoridictionary.co.nz/)
mauri	Life principle, vital essence, special nature, a material symbol of a life principle, source of emotions - the essential quality and vitality of a being or entity. Also used for a physical object, individual, ecosystem or social group in which this essence is located (http://maoridictionary.co.nz/)
ngaati	Prefix for a tribal group (http://maoridictionary.co.nz/)
paa	Fortified village, fort, stockade, screen, blockade, city (especially a fortified one) and includes a living village that encompasses a marae complex (http://maoridictionary.co.nz/)
paa tuna	Eel weir, weir for catching eels (http://maoridictionary.co.nz/)
papakaainga	Original home, home base, village, communal <u>living</u> Māori land (http://maoridictionary.co.nz/)
papakaainga housing	See Definitions
poukai	<u>An annual series of visits by the Maaori king to Kiingitanga marae around and beyond the Waikato region that involve discussions of matters of importance and sharing of food</u> King Movement gathering – hui held on marae where people who support the Kīngitanga demonstrate their loyalty, contribute to funds and discuss movement affairs (http://maoridictionary.co.nz/)
rangatira	Chief (male or female), and therefore a person in authority, chieftain, chieftainess, master, mistress, boss, supervisor, employer, landlord, owner, proprietor – qualities of a leader is a concern for the integrity and prosperity of the people, the land, the language and other cultural treasures (e.g. oratory and song poetry), and an aggressive and sustained response to outside forces that may threaten these (http://maoridictionary.co.nz/)
rangatiratanga	<u>Sovereignty</u> , Chieftainship , right to exercise authority, chiefly autonomy, chiefly authority, ownership, leadership of a social group, domain of the rangatira, noble birth, attributes of a chief (http://maoridictionary.co.nz/)
rangatiratanga principle	The Principle of Self Management (The Treaty of Waitangi)

raupatu	Conquest, confiscation (http://maoridictionary.co.nz/)
ruunanga	Council, tribal council, assembly, board, boardroom, iwi authority - assemblies called to discuss issues of concern to iwi or the community (http://maoridictionary.co.nz/)
Tainui	The name of a voyaging waka that landed at Kaawhia Harbour in the 1830s. Term used to Also refers to the iwi for the tribes whose ancestors came travelled on the waka Tainui canoe and whose territory includes including Waikato, Raukawa, Hauraki and Maniapoto King Country (http://maoridictionary.co.nz/)
Tangata Whenua	People of the land Local people, hosts, indigenous people – people born of the whenua, i.e. of the placenta and of the land where the people's ancestors have lived and where their placentas are buried (http://maoridictionary.co.nz/)
taniwha	Metaphysical beings most often associated with water that are often regarded as guardians or portents; chiefs; Water spirit, monster, dangerous water creature, powerful creature, chief, powerful leader; something or someone awesome – that are often regarded as guardians. Taniwha are referred to in the following famous whakatauki “Waikato Taniwharau. He piko he taniwha, he piko he taniwha.” Waikato of a hundred taniwha. At every bend there is a taniwha chief.” These taniwha referred to in this saying represent Rangitira or a chiefs who lived along the bends of tremendous influence usually at every bend of the Waikato River when the Kiingitanga was established was a paa with its own chief (http://maoridictionary.co.nz/)
taonga	Treasure, anything prized - applied to anything considered to be of value, including lands, waters, language, culture, socially- or and culturally-valuable objects, resources, phenomena, ideas and techniques (http://maoridictionary.co.nz/)
Te Tiriti o Waitangi	The Treaty of Waitangi The Maaori language version of the Treaty of Waitangi that was signed by the majority of Maaori signatories. It is not a direct translation of the Treaty of Waitangi. The Treaty of Waitangi is the founding document of New Zealand. It is an agreement entered into by representatives of the Crown and of Māori iwi (tribes) and hapū (sub-tribes). It is named after the place in the Bay of Islands where the Treaty was first signed, on 6 February 1840 (https://nzhistory.govt.nz/politics/treaty/treaty-faqs)
The Treaty of Waitangi	The English language version of Te Tiriti o Waitangi
tikanga or tikanga maaori	<u>A set of beliefs associated with procedures to be followed in conducting the affairs of a group or an individual. To act in accordance with tikanga is to behave in a way that is culturally appropriate</u> Correct procedure, custom, habit, lore, method, manner, rule, way, code, meaning, plan, practice, convention, protocol – the customary system of values and practices that have developed over time and are deeply embedded in the social context (http://maoridictionary.co.nz/)
tino rangatiratanga	Self-management and self-determination, sovereignty, autonomy, self-government, control, power (http://maoridictionary.co.nz/)

tuupuna awa	"My ancestor the river" <u>Ancestral river</u>
urupaa	Burial ground, cemetery, graveyard (http://maoridictionary.co.nz/)
waahi tapu	Sacred place, sacred site - a place subject to long-term ritual restrictions on access or use, e.g. a burial ground, a battle site or a place where tapu objects were placed (http://maoridictionary.co.nz/)
waiata	Song, chant, psalm (http://maoridictionary.co.nz/)
waka	Canoe, also allied kinship groups descended from the crew of a canoe which migrated to New Zealand and occupying a set territory (http://maoridictionary.co.nz/)
<u>waananga</u>	<u>Meet to discuss, deliberate and consider; tribal knowledge; and a teaching and learning facility</u>
whakataukii <u>or</u> <u>whakatauaakii</u>	Proverb, significant saying, formulaic saying, cryptic saying, aphorism <u>that are often</u> . Like whakatauaakii and pepeha they are essential ingredients in whaikoorero (http://maoridictionary.co.nz/)

Appendix 1 Consequential changes to rules of implementing the National Planning Standards definitions

Proposed District Plan definition (PDP)	National Planning Standards definition (NPS)	Change and consequence	Panel decision on consequential amendments to rules
Accessory building Means a building, the use of which is incidental to the use of the principal land use or building on that site. A garage that is integrated into and forms part of a dwelling is not an accessory building.	accessory building means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site, but does not include any minor residential unit.	The NPS definition specifically refers to a detached building The NPS definition excludes minor residential unit	No consequential amendments required
	Boundary adjustment means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of allotments	Inclusion of a new defined term. Enables the rules for boundary adjustment subdivision to be crafted more simply as there is no need to have a standard that no additional lots will result.	Delete standards in the boundary adjustment subdivision rules requiring there to be no additional allotments.
Building Has the meaning in the Building Act 2004, excluding: <ol style="list-style-type: none"> 1. a pergola, not roofed or enclosed, less than 3 metres in height; or a swimming pool, ornamental pool, deck; or 2. other structure not roofed or enclosed, less than 1.5 metre in height; or a fence, or a wall other than a retaining wall, less than 2 metres in height; or public or cultural art in a public place less than 3 metres in height; or 3. a retaining wall or retaining structure less than 1.5 	Building means a temporary or permanent movable or immovable physical construction that is: <ol style="list-style-type: none"> (a) partially or fully roofed; and (b) fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power. Structure means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft.	The NPS includes a new term “structure” which captures both “buildings” and any other manufactured item fixed to land. The exclusions in the PDP definition would largely fall under the NPS definition of “structure” such as fences, walls, cultural art, pools etc. There is no definition of “structure” in the PDP but it is used in some rules e.g. airport obstacle limitation surface area and Raglan navigation beacon.	Include the <u>construction, demolition, addition, and alteration of a building or structure</u> as a permitted activity in each zone, with a requirement that it meets all the Land-Use Building Standards. Amend the Land-use building rules as follows: <ul style="list-style-type: none"> • Maximum height of a <u>building or a structure</u> • Height in relation to boundary applies to <u>buildings and structures</u> • Building coverage only applies to buildings

Proposed District Plan definition (PDP)	National Planning Standards definition (NPS)	Change and consequence	Panel decision on consequential amendments to rules
<p>metres in height, provided that where a fence or non-retaining wall is placed at the top of the retaining wall, the combined height is less than 2 metres; or</p> <p>4. a tank with a total capacity of no more than 35,000 litres, provided that no part of the tank protrudes more than 1 metre above natural ground level; or</p> <p>5. a structure that is permeable and less than 4 metres in height to protect crops for agricultural use.</p>			<ul style="list-style-type: none"> Setbacks applies only to buildings but not structures. Include a new standard that makes it clear that the setback standards do not apply to a structure which is not a building.
<p>Building coverage Means the proportion of the net site area which is covered by any building. It includes:</p> <ol style="list-style-type: none"> overhanging or cantilevered parts of buildings or structures; covered decks. <p>It excludes:</p> <ol style="list-style-type: none"> eaves of a building that projects less than 750mm horizontally from the exterior wall of the building; fences, terraces, and retaining walls; uncovered decks less than 1m above ground level; and 	<p>building coverage means the percentage of the net site area covered by the building footprint.</p> <p>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.</p>	<p>The PDP definition has inclusions and exclusions. Of note is the exclusion of 750mm eave from the PDP definition. Under the NPS, the eaves of a building would be counted as building coverage.</p> <p>The NPS definitions refer to "buildings" so the three terms must be read together.</p> <p>The NPS definitions are intended to be read together and mostly align with the PDP definition apart from the PDP exclusion for eaves.</p> <p>The NPS definition is unclear about uncovered decks, particularly those above ground height.</p>	<p>To retain the intent of the PDP definition, amend the rule for building coverage to exclude eaves of a building that projects less than 750mm horizontally from the exterior wall of the building.</p>

Proposed District Plan definition (PDP)	National Planning Standards definition (NPS)	Change and consequence	Panel decision on consequential amendments to rules
4. uncovered swimming pools.		The other exclusions in the PDP definition would not be captured by the NPS definition.	
<p>Cleanfill Means inert material such as concrete, brick or demolition products (excluding asphalt) and other inorganic materials which may be mixed with materials of natural origin, such as clay, soil, sand, aggregate (rock).</p> <p>When buried will have no adverse effect on people or the environment, and is free of:</p> <ol style="list-style-type: none"> 1. combustible, decaying, putrescible, degradable or leachable components; 2. contamination from hazardous substances; 3. materials likely to create leachate by biological or chemical breakdown; 4. products or materials derived from the treatment, disposal or stabilisation of hazardous waste; 5. materials that may present a risk to human or animal health such as medical and veterinary materials; and/or 6. liquid waste. <p>Fill material</p>	<p>cleanfill material means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of:</p> <ol style="list-style-type: none"> (a) combustible, putrescible, degradable or leachable components; (b) hazardous substances and materials; (c) products and materials derived from hazardous waste treatment, stabilisation or disposal practices; (d) medical and veterinary wastes, asbestos, and radioactive substances; (e) contaminated soil and other contaminated materials; and (f) liquid wastes. 	<p>NPS definition refers to virgin excavated natural materials whereas the PDP uses the term “inert”.</p> <p>The PDP definition allows for some materials that would not have an adverse effect on the environment such as concrete, brick etc, whereas the NPS definition does not capture brick or concrete.</p> <p>The PDP has two definitions whereas there is only one NPS term.</p> <p>The NPS definition is more restrictive in that it would not include concrete or brick as they are not “virgin excavated natural materials” due to having been processed.</p>	<p>Replace the term “fill material” with “cleanfill material”.</p> <p>To maintain the inclusion of concrete and brick, these will need to be specifically added into the rules wherever there is mention of “cleanfill material”.</p>

Proposed District Plan definition (PDP)	National Planning Standards definition (NPS)	Change and consequence	Panel decision on consequential amendments to rules
Means material used for filling activities including soil, clay or aggregate.			
<p>Commercial activity Means activities involving the sale or distribution of goods and services.</p> <p>Commercial services Means a business providing personal, property, financial, household, private or business services to the general public. It includes:</p> <ol style="list-style-type: none"> 1. authorised betting shops; 2. copy and quick print services; 3. financial and banking facilities; 4. postal services; 5. counter insurance services; 6. dry cleaning and laundrette services; 7. electrical goods repair services; 8. footwear and leather goods repair services; 9. hairdressing, beauty salons and barbers; 10. internet and computer services; 11. key cutting services; 12. real estate agents and valuers; 13. travel agencies, airline and entertainment booking services; 	<p>Commercial activity means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).</p>	<p>The PDP definitions overlapped in that “commercial activity” included both retail and services (which were separately defined).</p> <p>The NPS definition is holistic and includes sales of any goods or services and largely aligns with the PDP definition of “commercial activity”.</p>	<p>Delete the term “commercial services” and “retail activity” and replace with “commercial activity” in the rules.</p>

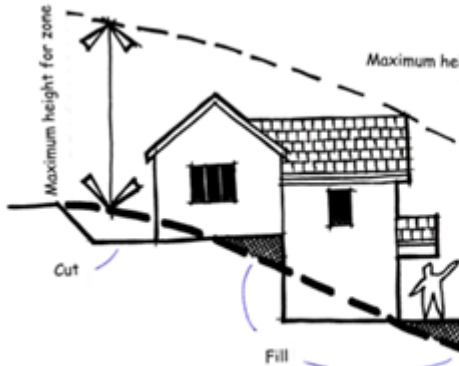
Proposed District Plan definition (PDP)	National Planning Standards definition (NPS)	Change and consequence	Panel decision on consequential amendments to rules
<p>14. optometrists; 15. movie and game hire; and 16. animal welfare and/or grooming services.</p> <p>Retail activity Means the sale or hire of goods or services or equipment directly to the public.</p>			
<p>Community activity Means the construction and use of public land and buildings which provides for individual or community health, welfare, care, safety, recreation, cultural, ceremonial, spiritual, art and craft purposes and includes cemeteries.</p> <p>Community facilities Means in the Business Zone Tamahere, land or building used for community activities, generally established on a not-for-profit basis, and includes library, council offices, police station, public toilets or public rooms.</p> <p>Community activity (Te Kauwhata Lakeside Precinct) Means a community activity that relates to the Te Kauwhata Lakeside Precinct Plan area and involves the use of land and buildings that provide for individual or community health, welfare, care, safety, recreation, cultural, ceremonial, spiritual, and art</p>	<p>Community facility means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.</p>	<p>NPS community facility and PDP Community activity both support most of the same activities. The areas of misalignment are that the PDP includes care, ceremonial, art, crafts and cemeteries. NPS includes sporting purposes. However the NPS definition is worded so broadly that arguably the PDP activities could be covered.</p> <p>The PDP has specific definitions for Tamahere and Te Kauwhata.</p> <p>There is very little difference for use of the term in most zones.</p> <p>In terms of Tamahere Business Zone, the PDP definition includes police station that would not be covered by the NPS definition, as it is included in the definition of "emergency services". All other activities listed in the Tamahere definition would be covered by the NPS definition.</p>	<p>Replace "community activity" with the term "community facility".</p> <p>For Business Zone Tamahere, add police station to the rule for community facility.</p> <p>For Te Kauwhata Lakeside Precinct Plan, either add preschool and education facilities to the rule for community facility, or ensure that preschool and education facilities are permitted as separate activities.</p>

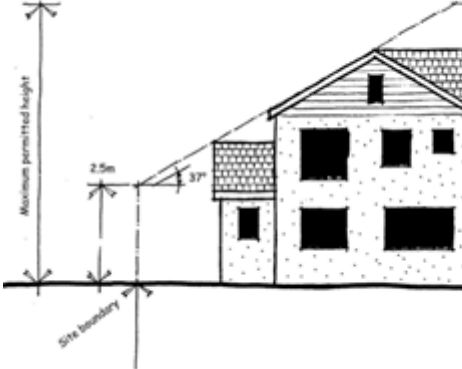
Proposed District Plan definition (PDP)	National Planning Standards definition (NPS)	Change and consequence	Panel decision on consequential amendments to rules
and craft purposes. It includes any preschool or education facility, place of worship, community hall or centre or recreation facility.		The Lakeside definition includes preschool and education facilities which is not included in the NPS definition.	
<p>Earthworks Means modification of land surfaces by blading, contouring, ripping, moving, removing, placing or replacing soil or earth, or by excavation, or by cutting or filling operations.</p> <p>Ancillary rural earthworks Means any earthworks or disturbance of soil associated with:</p> <ol style="list-style-type: none"> 1. cultivation, land preparation (including establishment of sediment and erosion control measures), for planting and growing operations; 2. harvesting of agricultural and horticultural crops (farming) and forests (forestry); and 3. maintenance and construction of facilities typically associated with farming and forestry activities, including, but not limited to, farm/forestry tracks, roads and landings, stock races, silage pits, farm drains, farm effluent ponds, feeding pads, fencing and sediment control measures. 	<p>Earthworks means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.</p> <p>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.</p> <p>Land disturbance means alteration or disturbance of land, (or any matter constituting the land including, soil, clay, sand and rock), that does not permanently alter the profile, contour or height of the land.</p> <p>ancillary activity means an activity that supports and is subsidiary to a primary activity.</p>	<p>The NPS definition explicitly excludes gardening, cultivation, and fencing.</p> <p>The PDP definition is similar to the NPS definition in that it includes all activities associated with moving earth but does not have exclusions.</p> <p>The PDP has an additional definition for Ancillary rural earthworks specifically for the Rural Zone which picks up the cultivation and fencing as a permitted activity.</p> <p>In the PDP Rural zone, "ancillary rural earthworks" covers fencing and cultivation (but not gardening).</p>	<p>Add disturbance of land for the installation of fence posts and gardening as a specific activity in the urban zones to avoid these unintentionally requiring a resource consent.</p> <p>Retain "ancillary rural earthworks" in the Rural Zone as a discrete activity</p> <p>Add "gardening" as a permitted activity for the Rural Zone.</p>

Proposed District Plan definition (PDP)	National Planning Standards definition (NPS)	Change and consequence	Panel decision on consequential amendments to rules
<p>Education facility Means premises where groups of people are given tuition and training on a formal basis and includes childcare facilities, schools, tertiary education institutions and specialised training facilities, and their ancillary administrative, cultural and health facilities.</p> <p>Childcare Means any land or buildings used for the care or training of predominantly pre-school children and includes a Playcentre, kindergarten.</p> <p>It excludes:</p> <p>(a) children residing overnight on the property; and</p> <p>(b) a school.</p>	<p>Educational facility means land or buildings used for teaching or training by childcare services, schools, or tertiary education services, including any ancillary activities.</p> <p>Ancillary activity means an activity that supports and is subsidiary to a primary activity.</p>	<p>The NPS definition does not include “specialised training facilities”. The NPS refers to ancillary activities but only to that extent covered by the definition of “ancillary activities”.</p> <p>The PDP definition has a broader reach and does not limit the term to just schools etc, as it includes specialised training facilities. The PDP definition includes “ancillary administrative, cultural and health facilities”</p> <p>The NPS definition seems more limited and would not capture industry training.</p>	<p>In the appropriate zone(s), include specialised or industry training as an activity e.g.</p> <p><i>Education facility or specialised / industry training</i></p> <p>If there is an activity status for “childcare” in a particular zone, ensure that the activity for “education facility” excludes childcare to prevent duplication.</p>
<p>Functional need Means for Chapter 14 Infrastructure and Energy, the need for a proposal or activity to traverse, locate or operate in a particular environment because it can only occur in that environment.</p>	<p>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</p>	<p>The PDP definition is only for infrastructure, whereas the NPS definition has a wider applicability.</p> <p>The NPS definition allows the term to be used for activities other than infrastructure such as quarries, or regionally significant industry.</p>	<p>No consequential amendments required.</p>
<p>Gross floor area Means the sum of the gross area of all floors of a building, measured either from the exterior faces of the</p>	<p>Gross floor area means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors,</p>	<p>The NPS definition largely matches that of the PDP. The NPS definition is more descriptive in terms of walls separating two buildings, but this</p>	<p>No consequential amendments required.</p>

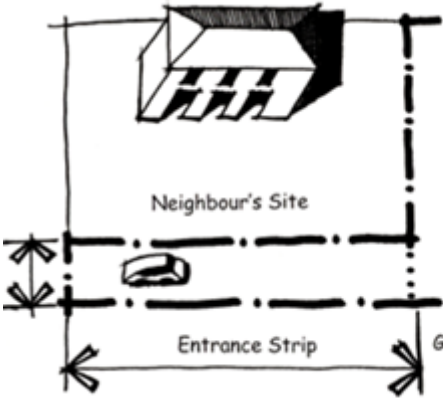
Proposed District Plan definition (PDP)	National Planning Standards definition (NPS)	Change and consequence	Panel decision on consequential amendments to rules
exterior walls, or from the centre line of walls separating two tenancies, as circumstances may require.	<p>such as service shafts, liftwells or stairwells) measured:</p> <p>(a) where there are exterior walls, from the exterior faces of those exterior walls;</p> <p>(b) where there are walls separating two buildings, from the centre lines of the walls separating the two buildings;</p> <p>(c) where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.</p> <p>Net floor area means the sum of any gross floor area; and</p> <p>(a) includes:</p> <p>(i) both freehold and leased areas; and</p> <p>(ii) any stock storage or preparation areas; but</p> <p>(b) excludes:</p> <p>(i) void areas such as liftwells and stair wells, including landing areas;</p> <p>(ii) shared corridors and mall common spaces;</p> <p>(iii) entrances, lobbies and plant areas within a building;</p> <p>(iv) open or roofed outdoor areas, and external balconies, decks, porches and terraces;</p> <p>(v) off street loading areas;</p> <p>(vi) building service rooms;</p>	largely correlates to the PDP reference to different tenancies. The NPS provides clarity for horizontal splits e.g. mezzanine floors.	

Proposed District Plan definition (PDP)	National Planning Standards definition (NPS)	Change and consequence	Panel decision on consequential amendments to rules
	(vii) parking areas and basement areas used for parking, manoeuvring and access; and (viii) non-habitable floor spaces in rooftop structures.		
Hazardous substance Means any substance with hazardous properties, including radioactivity, high BOD (Biological Oxygen Demand) and those properties defined as hazardous for the purpose of the Hazardous Substances and New Organisms Act 1996.	hazardous substance has the same meaning as in section 2 of the RMA includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. The Hazardous Substances and New Organisms Act 1996 defines hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance— a. with 1 or more of the following intrinsic properties: i. explosiveness: ii. flammability: iii. a capacity to oxidise: iv. corrosiveness: v. toxicity (including chronic toxicity): vi. ecotoxicity, with or without bioaccumulation; or b. which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any 1	The PDP definition includes “any substance with hazardous properties, including radioactivity, high BOD” which is additional to the properties listed in the Hazardous Substances and New Organisms Act 1996. The PDP definition has a broader application.	No consequential amendments necessary.

Proposed District Plan definition (PDP)	National Planning Standards definition (NPS)	Change and consequence	Panel decision on consequential amendments to rules
	or more of the properties specified in paragraph (a).		
<p>Height Means, in relation to a structure, the vertical distance between any part of the structure and natural ground level immediately below that part of the structure. In determining the height of any building, no account shall be taken of chimneys (not exceeding 1 metre in width) or finials, provided these do not exceed the maximum height for the zone by more than 2 metres.</p> 	<p>height means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.</p>	<p>The PDP definition excludes chimneys, or finials up to a certain width and height.</p> <p>The NPS has no exemptions and is a pure measure of height.</p> <p>The NPS definition does not specify what is the starting point for measuring.</p>	<p>Amend the height rule to specify what the starting point is, e.g. <u>maximum x metres, measured from the natural ground level immediately below that part of the structure.</u></p> <p>Exclude chimneys not exceeding 1 m in width and finials from needing to comply with the maximum height rule.</p> <p>Include “<u>and structures</u>” in the rule.</p>
<p>Height control plane Means a surface through which no part of a building other than chimneys, flues and similar projections not exceeding 2 metres in</p>	<p>height in relation to boundary means the height of a structure, building or feature, relative to its distance from either the boundary of:</p>	<p>The PDP definition excludes chimneys, flues and similar projections not exceed 2m and 1m².</p>	<p>Change the term from “height control plane” to “height in relation to boundary”.</p>

Proposed District Plan definition (PDP)	National Planning Standards definition (NPS)	Change and consequence	Panel decision on consequential amendments to rules
<p>height and 1 square metre in area may protrude. It is defined by drawing height control lines from all points on the boundaries of an allotment or unit site area. Such lines commence at a specified vertical distance above the natural ground level at the boundary, point into the site at right angles to the boundary, and rise at an angle of 37 degrees.</p> 	<p>(a) a site; or (b) another specified reference point</p>	<p>The NPS contains no exclusions. Consent would be needed for chimneys, flues, finial, if they intruded into the daylight angles.</p> <p>The PDP definition sets out the angle, whereas the NPS definition just describes the concept but does not contain any metrics.</p>	<p>Amend the height rule to allow chimneys, flues and similar projections not exceeding 2 metres in height and 1 square metre in area to intrude into the height plane.</p> <p>Ensure that the rules have an angle specified in them.</p> <p>Include “<u>and structures</u>” in the rule.</p>
<p>Home occupation Means an occupation, or trade/craft, or profession, excluding panel beating or car wrecking, where the principal use of the site is for residential activities and the principal operator of the home occupation is a permanent resident on-site.</p>	<p>Home business means a commercial activity that is: (a) undertaken or operated by at least one resident of the site; and (b) incidental to the use of the site for a residential activity.</p>	<p>The PDP definition excludes panel beating and car wrecking. The NPS would enable panel beating and car wrecking as a home business.</p> <p>The PDP definition requires the principal operator to be a permanent resident on-site, whereas the NPS definition requires the activity to be undertaken or operated by at least one resident on site.</p>	<p>Change the term from “home occupation” to “home business”.</p> <p>Include a standard which states that the home business must not be for panel beating or car wrecking.</p>

Proposed District Plan definition (PDP)	National Planning Standards definition (NPS)	Change and consequence	Panel decision on consequential amendments to rules
<p>Industrial activity Means the production, processing, bulk moving or storage in bulk of any materials, goods or products:</p> <p>Production includes: (a) manufacturing; and (b) assembly from components.</p> <p>Processing includes: (a) repair; (b) servicing; (c) maintenance; and (d) assembly of materials, goods or product.</p> <p>Bulk storage includes: (a) warehousing.</p>	<p>Industrial activity means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.</p> <p>ancillary activity means an activity that supports and is subsidiary to a primary activity</p>	<p>There is considerable alignment between the definitions.</p> <p>The NPS definition includes reference to disposal of materials, whereas the PDP definition does not include disposal.</p> <p>The NPS definition also uses the term “ancillary activity”.</p>	<p>No consequential amendments are necessary.</p>
<p>Minor dwelling Means a second dwelling independent of the principal dwelling(s) on the same site.</p>	<p>Minor residential unit 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.</p>	<p>The NPS definition refers to the residential unit as being ancillary to the principal, whereas the PDP definition states that it is independent of the principal dwelling. The NPS definition implies that the minor dwelling has some form of affiliation with the main dwelling.</p> <p>The PDP definition implies that there will only be one minor dwelling, whereas the NPS definition does not limit the number of minor dwellings.</p> <p>The NPS definition requires the units to be retained in common ownership, but the PDP definition does not.</p>	<p>Replace “minor dwelling” with “minor residential unit”.</p> <p>Amend the rule to include a standard for a maximum of 1 minor residential unit.</p>

Proposed District Plan definition (PDP)	National Planning Standards definition (NPS)	Change and consequence	Panel decision on consequential amendments to rules
		The NPS definition does not limit the number of minor residential units on a site.	
<p>Net site area Means the area of a site, or the area of an allotment in the context of a subdivision, excluding:</p> <ol style="list-style-type: none"> 1. any access or access leg less than 6 metres wide; and 2. any land subject to a right of way to any other allotment. 	<p>Net site area 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.</p>	<p>The PDP definition excludes the access and access leg if less than 6m in width. Any access wider than this would be included in the net site area.</p> <p>The NPS definition does not set any measurements on the access, and simply excludes any part of the site that provides access to a rear site.</p> <p>An access greater than 6m wide would be included in the net site area calculation under the PDP definition, but not in the NPS definition.</p> <p>The NPS definition also excludes sites subject to designations or acquired under the Public Works Act.</p>	<p>Insert exclusion in any rules referring to net site area to exclude any access legs less than 6 metres wide from the calculation.</p> <p>This would apply to rules such as impervious surfaces, building coverage and subdivision minimum lot sizes.</p>
<p>Site Means: (a) any area of land comprised in one Record of Title, or two or more Records of Title linked pursuant to s37 of the Building Act 1991, or s75 of the Building Act 2004, or s220 of the Resource Management Act 1991;</p>	<p>site (for district plans and the district plan component of combined plans) means: (a) an area of land comprised in a single record of title under the Land Transfer Act 2017; or (b) an area of land which comprises two or more adjoining legally defined allotments in such a way</p>	<p>The NPS definition applies to the whole of the land subject to the unit development or cross lease, whereas the PDP definition is only the area for exclusive use excluding any common property. The NPS definition encompasses a larger area than the PDP definition.</p>	<p>No amendments are necessary.</p>

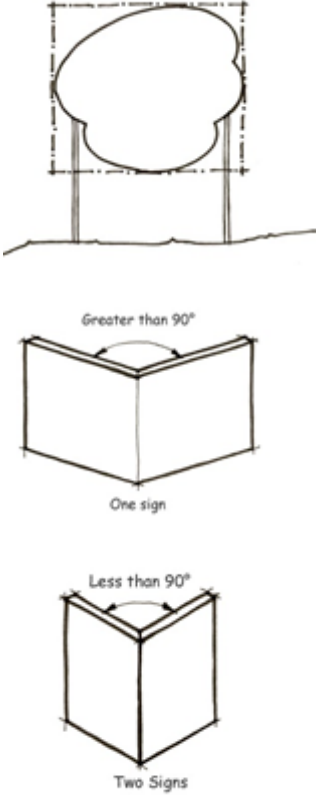
Proposed District Plan definition (PDP)	National Planning Standards definition (NPS)	Change and consequence	Panel decision on consequential amendments to rules
<p>(b) in the case of land developed under the Unit Titles Act 2010, the area comprised in a principal unit or accessory unit excluding any common property;</p> <p>(c) in the case of cross-leases, the area for exclusive use comprised within the cross-lease, excluding any common property.</p>	<p>that the allotments cannot be dealt with separately without the prior consent of the council; or</p> <p>(c) the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or</p> <p>(d) despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.</p>	<p>The different definition will change how standards are calculated, particularly minimum site area and building coverage but also the measurement of noise, earthworks, signs and light spill.</p>	
<p>Notional boundary Means a line measured 20 metres, and parallel to any side of a residential unit or a building occupied by a sensitive land use, or the site boundary where this is closer to the residential unit or sensitive land use.</p>	<p>notional boundary means a line 20 metres from any side of a residential unit or other building used for a noise sensitive activity, or the legal boundary where this is closer to such a building.</p>	<p>The PDP refers to “sensitive land use” whereas the NPS definition narrows this to “noise sensitive activity”. The term can only be used for “noise sensitive activities”, not any other kind of sensitivity like odour or lighting.</p> <p>The PDP contains references to “parallel to any side” whereas the NPS definition is more simply stated and is 20m from any side.</p>	<p>No consequential amendments needed, as the notional boundary term is only used in terms of management of sensitivity for noise.</p>
<p>Operational need Means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical or operational characteristics or constraints.</p>	<p>operational need means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.</p>	<p>The NPS definition includes recognition of “logistical characteristics or constraints” whereas this does not appear in the PDP version.</p>	<p>No amendments necessary.</p>

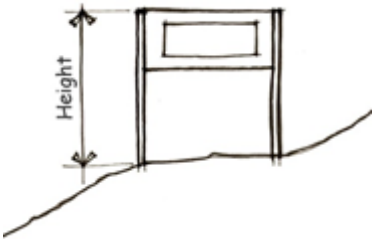
Proposed District Plan definition (PDP)	National Planning Standards definition (NPS)	Change and consequence	Panel decision on consequential amendments to rules
Living court Means an area of outdoor space directly related to the living area of a household unit, and for the household's exclusive use. It does not include parking, manoeuvring areas and buildings, but does include swimming pools, pergolas and similar open-framed structures.	outdoor living space means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.	<p>The PDP definition has specific exclusions and inclusions.</p> <p>The NPS definition is more simply stated and is far broader. The NPS definition may result in the outdoor living space being used for parking and manoeuvring areas.</p>	<p>Replace "living court" with "outdoor living space".</p> <p>Amend the relevant rules to make it clear that this area is not to be used for parking, manoeuvring areas and buildings.</p>
Dwelling Means a self-contained residential unit for 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	<p>The PDP definition refers to a self-contained residential unit for living accommodation whereas the NPS definition clarifies that as meaning sleeping, cooking, bathing and toilet.</p> <p>The NPS definition limits the use of the residential unit for one household.</p> <p>The PDP definition appears to be very similar to the NPS for residential unit.</p>	<p>Replace "dwelling" with "residential unit".</p>
Residential unit Means a building or group of buildings, or part of a building or group of buildings that is: <ol style="list-style-type: none"> used, or intended to be used, only or mainly for residential activities; occupied, or intended to be occupied, exclusively as the home or residence of not more than one household. 			
Residential activity Means the use of land and buildings by people for living accommodation in a household unit, where the occupants will generally refer to the site as their home and permanent address. For the purpose of this	residential activity means the use of land and building(s) for people's living accommodation.	<p>The NPS definition is succinct, whereas the PDP definition is more prescriptive and specifies a wide range of residential forms.</p>	<p>No amendments necessary.</p>

Proposed District Plan definition (PDP)	National Planning Standards definition (NPS)	Change and consequence	Panel decision on consequential amendments to rules
definition, includes emergency and refuge accommodation, or accommodation for supervision staff and residents, where residents are subject to care or supervision (e.g. homes for people with disabilities). Residential activity includes home detention (as defined in the Criminal Justice Act 1985), but not prisons or other places where residents are subject to detention.			
<p>Rest home Means buildings, services and facilities that provide residential-based health care with on-site support to residents requiring nursing care or significant support with the activities of daily living. This may include respite care and rest home-based hospital specialist geriatric care, but excludes people who require nursing or hospice support in a dwelling.</p> <p>Retirement village Means any land, building or site that:</p> <ol style="list-style-type: none"> 1. is used for accommodation predominantly for persons in their retirement, or persons in their retirement and their spouses or partners; and 2. satisfies either of the following: 	<p>retirement village means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.</p>	<p>The PDP uses two terms, with the definitions being highly descriptive and refer to the Retirement Act and the Health and Disability Services Act. The definition also requires the retirement village to be registered as such.</p> <p>The PDP definitions require that the term be used for two or more residential units whereas there is no limitation on the NPS definition.</p> <p>The NPS definition does not rely on any legislation and covers all the components of the PDP definition but in a more general way.</p>	<p>Replace “rest home” with “Retirement village”.</p>

Proposed District Plan definition (PDP)	National Planning Standards definition (NPS)	Change and consequence	Panel decision on consequential amendments to rules
<ol style="list-style-type: none"> 1. it is registered as a retirement village under the Retirement Villages Act 2003 or will be so registered prior to it being occupied by any resident; or 2. it is a rest home within the meaning of s58(4) of the Health and Disability Services (Safety) Act 2001; and 3. includes not less than two residential units; and 4. may include any or all of the following facilities or services for residents on the site: <ol style="list-style-type: none"> 1. a care home within a retirement village; 2. a hospital within a retirement village; 3. nursing, medical care, welfare, accessory non-residential and/or recreation facilities and/or services. <p>Accessory non-residential, recreation facilities and services may include, but not limited to such things as commercial activities that are for the benefit of residents and guests, active or passive recreation for the benefit of residents and guests whether casual or organised and whether a charge is made for the activity or not.</p>			

Proposed District Plan definition (PDP)	National Planning Standards definition (NPS)	Change and consequence	Panel decision on consequential amendments to rules
<p>Care home within a retirement village is a facility providing rest home care within the meaning of the Health and Disability Services (Safety) Act 2001, or a home for residential care of older persons and/or any land or buildings used for the care of older persons within a retirement village.</p> <p>Hospital within a retirement village is a facility providing hospital care within the meaning of the Health and Disability Services (Safety) Act 2001 within a retirement village.</p>			
<p>Rural industry Means an industry that involves the direct handling or processing to the first stage of manufacture of any raw produce harvested from farming, rural contractors' depots, or any other land-related agricultural activity, but excludes waste disposal, extractive industries and electricity generation.</p>	<p>rural industry means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.</p>	<p>The NPS definition is not restricted to processing or handling raw materials and is much broader than the PDP definition. The NPS version relates to activities that supports or services rural activities. The NPS definition could include contractors yards, rural vehicle retail, rural retail etc.</p>	<p>Because the activity is a RDIS activity in the Rural Zone, no consequential amendments are necessary.</p>
<p>Sign Means any device, graphic or display of whatever nature that is visible from a public place, for the purposes of:</p> <ol style="list-style-type: none"> 1. providing information to the general public; 2. identifying and providing information about any activity, site or building; 3. providing directions; or 	<p>sign means any device, character, graphic or electronic display, whether temporary or permanent, which:</p> <ol style="list-style-type: none"> (a) is for the purposes of: <ol style="list-style-type: none"> (i) identification of or provision of information about any activity, property or structure or an aspect of public safety; (ii) providing directions; or 	<p>The PDP definition only applied to signs that could be seen from a public place, whereas there is no such limitation on the NPS definition.</p> <p>The NPS definition makes it clear that the definition does not just apply to freestanding signs and applies to those on buildings / structures also.</p>	<p>Include a permitted activity for official sign, as well as (or instead of) the current rule which states:</p> <p>P 1 <u>public information sign erected by a government agency.</u></p>

Proposed District Plan definition (PDP)	National Planning Standards definition (NPS)	Change and consequence	Panel decision on consequential amendments to rules
<p>4. promoting goods, services or forthcoming events.</p> <p>Sign Dimensions are calculated by measuring the rectangular area which encloses the uneven shaped sign.</p>  <p>One sign</p> <p>Two Signs</p> <p>Sign height Means the distance from the lowest point of the sign to the highest point of the sign. In the case of a free-standing sign, it is the distance from ground level immediately below the</p>	<p>(iii) promoting goods, services or events; and (b) is projected onto, or fixed or attached to, any structure or natural object; and (c) includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice.</p> <p>official sign means all signs required or provided for under any statute or regulation, or are otherwise related to aspects of public safety.</p>	<p>The NPS has included a new definition for “official sign”.</p>	

Proposed District Plan definition (PDP)	National Planning Standards definition (NPS)	Change and consequence	Panel decision on consequential amendments to rules
<p>sign to the top of the sign.</p> 			
<p>Travellers' accommodation Means land and buildings for transient residential accommodation for a person, family or group of persons, which is offered at a daily tariff, where the occupiers will not generally refer to it as their home or permanent address. It may include some centralised services or facilities such as food preparation, dining and sanitary facilities and conference and recreation facilities for the use of the guests staying at the site. It includes hotels, motels, camping grounds and tourist cabins, studios and apartments, but excludes the accommodation used by the permanent resident.</p> <p>Homestay Means accommodation provided to guests who pay a daily tariff to stay in a home with the permanent occupants of the household.</p>	<p>Visitor accommodation means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.</p>	<p>The PDP definition is highly detailed and lists all of the different types of travellers' accommodation and supporting services. The NPS is a simpler definition and much broader.</p> <p>The NPS definition would arguably include homestay whereas this is a separate activity and definition in the NPS.</p> <p>There could be interpretation issue with short term rental accommodation and whether this is a "residential activity" or whether it is covered by "visitor accommodation".</p>	<p>Replace "travellers' accommodation" with "visitor accommodation".</p> <p>Amend the rules for travellers' accommodation to make it clear that they do not apply to homestay, as a homestay is addressed separately with separate standards and a permitted activity status. This will avoid the situation where a single activity is covered by 2 rules with different activity statuses.</p> <p>Add in a standard which makes it clear that this term does not apply to homestay to avoid duplication.</p> <p>Insert a standard to make it clear that "visitor accommodation" does not apply</p>

Proposed District Plan definition (PDP)	National Planning Standards definition (NPS)	Change and consequence	Panel decision on consequential amendments to rules
			to short term rental of dwellings, and that these are a “residential activity”.
<p>Aggregate extraction activities</p> <p>Means those activities associated with aggregate extraction, including:</p> <p>(a) aggregate excavation, blasting, processing (crushing, screening, washing and blending);</p> <p>(b) the storage, distribution and sale of aggregates by wholesale to industry or by retail;</p> <p>(c) ancillary earthworks;</p> <p>(d) the removal and deposition of overburden;</p> <p>(e) treatment of stormwater and wastewater;</p> <p>(f) landscaping and rehabilitation works including cleanfilling;</p> <p>(g) ancillary buildings and structures; and</p> <p>(h) residential accommodation necessary for security purposes.</p>	<p>quarry</p> <p>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.</p> <p>quarrying activities</p> <p>means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, 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.</p>	<p>The NPS definition separates out the site from the activity with its two definitions. The PDP definitions include peripheral activities which support the quarry such as management of stormwater and caretakers accommodation.</p>	<p>Replace:</p> <p>Aggregate extraction activities Mineral extraction and processing Extractive Industry</p> <p>With “<u>quarrying activities</u>”.</p>

Proposed District Plan definition (PDP)	National Planning Standards definition (NPS)	Change and consequence	Panel decision on consequential amendments to rules
<p>Mineral extraction and processing</p> <p>Means the excavation, blasting, processing (crushing, screening, washing and blending), storage, distribution and sale of mineral products and includes ancillary activities such as earthworks, landscaping and rehabilitation works (including cleanfill) and treatment of stormwater and wastewater, together with ancillary buildings and structures (including caretaker's accommodation).</p> <p>Extractive Industry</p> <p>Means taking, winning or extracting by whatever means, the naturally-occurring minerals (including but not limited to coal, rock, sand, and gravel) and peat from under or on the land surface.</p> <p>The term includes the processing by such means as screening, crushing, or chemical separation of minerals at or near the site, where the minerals have been taken, won or excavated.</p> <p>The term also includes the removal, stockpiling and filling of overburden sourced from the same site.</p>			

The following tracked change text has no legal status. Its sole purpose is to help submitters understand the Hearing Panel's changes to the notified provisions. Our formal decision, which is in the National Planning Standard format, can be found on the Waikato District Council website.

Proposed District Plan definition (PDP)	National Planning Standards definition (NPS)	Change and consequence	Panel decision on consequential amendments to rules
It includes all activities and structures associated with underground coal gasification, including pilot and commercial plants and the distribution of gas. It excludes prospecting and exploration activities.			

Terms that require consequential amendments

- ~~Aggregate extraction activities~~ Quarrying activities
- ~~Airfield~~ Aerodrome
- Apartment building
- Dog or cat boarding, daycare, breeding or ~~animal~~ training establishment
- Community activity (~~Te Kauwhata Lakeside Precinct~~)
- ~~Community activity~~ Community facility
- ~~Community facilities~~ Community facility
- ~~Dwelling~~ Residential unit
- Educational facility
- ~~Extractive industry~~ Quarrying activities
- Controlled Fill material
- ~~Height control plane~~ Height in relation to boundary
- Home ~~occupation~~ business
- ~~Living court~~ Outdoor living space
- ~~Mineral extraction and processing~~ Quarrying activities
- Minor ~~dwelling~~ residential unit
- Minor upgrading ~~of existing infrastructure~~
- National ~~g~~Grid subdivision corridor
- National ~~g~~Grid yard
- ~~Place of assembly~~ community facility
- ~~Travellers' accommodation~~ Visitor accommodation
- Use of hazardous substances