

Purpose

(1) What is a district plan?

- (a) A district plan is a document prepared under the Resource Management Act 1991 in conjunction with the community. It sets out a framework for development and the management of resources in the district in a manner that meets the goal of sustainable management of those resources. It must include objectives, policies, and rules to manage the environmental effects of land use activities. It defines the activities that can happen in each zone and gives methods for implementing the policies for the district. It provides the foundation for the development of procedures used to monitor the efficiency and effectiveness of the policies, rules, or other methods contained in the plan.
- (b) The relationship between the district plan and other resource management planning documents is set out in [Sections 1.7 to 1.10 of this chapter: HPW – How the plan works and NDI – National direction instruments sections](#)
- (c) This district plan replaces the district's two previous operative plans, namely the Waikato Section and the Franklin Section of the Waikato District Plan.

(2) What is the purpose of the Waikato District Plan

- (a) The Waikato District Plan ('district plan') promotes the sustainable management of natural and physical resources in the Waikato district, primarily through strategic management of growth and by managing the effects of land-use on the environment. The effects are managed differently around the district to reflect the local environmental issues. The district plan responds to the issues in terms of community needs and aspirations. If those needs and aspirations change, then plan changes may be needed.
- (b) Matters included in the district plan relate to land based activities, consideration of future population changes, avoidance of natural hazards, energy and waste management, the effects of housing, business and rural activities, neighbourhoods and communities, recreation and open spaces, transportation and utility services, residential and business design, heritage, district growth and subdivision.
- (c) The district plan applies to the whole of the Waikato district. The district covers an area of 3,188 square kilometres, extending from Miranda in the northeast to the Aotea Harbour in the south-west. It is located within the greater Waikato region and has several rural territorial authorities on its boundary. The district is located between two large urban centres - Auckland, with a population of over 1 million people and lies to the north, and Hamilton with a population of over 110,000, which lies to the south. These population centres have both positive and negative influences on the district.

Description of the district

(1) Background

- (a) In November 2010, Waikato District Council inherited a part of the Franklin district as result of the 'super-city' changes for Auckland city.
- (b) The district plan needs to provide a balance between urban and rural growth in a way that manages the effects on the environment, as well as the effects they have on each other.
- (c) Many of the wider issues identified in the district plan are also managed and influenced to some degree by other organisations, including through their planning documents. A collaborative partnership approach was taken to the drafting of the plan. This included the Council, Iwi Reference Group, Waikato Regional Council, New Zealand Transport Agency and the community through roadshows. This process ensured that the district plan is consistent with and gives effect to the relevant statutory plans and documents, and integrates with the responsibilities of other affected organisations.

(2) Issues

DES-I1 Demographic trends

- (1) Waikato district has a population of 73,600 (2017) and the population is expected to reach approximately 147,000 in the year 2063, with a consequent increase in the demand for land, infrastructure, services and amenities Statistics New Zealand (2014), Infometrics for E Tu Waikato (2014) and the National Institute for Demographic and Economic Analysis. The following trends in the population of the district are likely to have an impact on the future development of the district.

DES-I2 Ageing population

- (1) The population of the district, region, and country is ageing. Deaths should outnumber births by the early 2040s and by 2042 more than a quarter of the country's population will be over sixty-five years of age. However, even though the population of the district is ageing, the total population is projected to continue to grow over the next thirty years due to natural increase and in-migration.

DES-I3 In-migration to the district

- (1) There is significant development pressure pushing into Waikato district from Auckland's southern area, which needs to accommodate 145,000 new dwellings in the next thirty years (or 36% of Auckland's growth). Towns near the Waikato-Auckland boundary have a common future as residential and business growth nodes. Any constraints on Auckland's ability to cater for its continued growth in the Franklin Local Board area (i.e. Pukekohe, Drury) will have spill-over effects into Waikato's northern towns, adding an upside risk to current population projections for these towns.

DES-I4 Uneven population growth across the district

- (1) The spatial distribution of growth is expected to be very uneven over the next twenty years, with higher rates of population and dwelling growth in the northern urban towns of Pokeno, Tuakau, and Te Kauwhata, and in the south, in Tamahere and the 'Hamilton-periphery' area. By comparison, the central area of the district is projected to remain

fairly static. People are drawn to the greater economic opportunities, connectivity, and access to services of urban areas, and particularly to larger urban areas. Another trend is the depopulation of the more remote rural areas that is expected to continue with ageing of the population. This trend could be accentuated with the Waikato Expressway by-passing the central Waikato towns of Huntly and Ngaruawahia.

DES-15 Economic growth

- (1) The New Zealand economy has grown by 2.5 % per annum over the last decade, but expanded by 2.7% over the year to March 2017 - its fastest pace of growth since 2008 (Infometrics 2014). The Waikato Region contributes about 9% to New Zealand's gross domestic product (GDP) and has grown by 2.1% p.a. over the last decade (Waikato Economic Development Strategy 2013). Of New Zealand's regions, Waikato makes the fourth-largest contribution to the New Zealand economy behind Auckland, Canterbury, and Wellington respectively. Economic growth in Waikato district has averaged 0.8% p.a. over the past decade. The economic growth can be largely attributed to primary industry, which as of 2014 accounts for more than a third of the district's GDP (Waikato District Annual Economic Profile, Infometrics 2014).

DES-16 Economic sectors

- (1) The Waikato district economy is based around the primary sector, particularly dairying, sheep, and beef farming, together with horticulture, other livestock farming and services to the agricultural and forestry sectors. Pastoral farming has been the mainstay of the economy for over 100 years. The combined Agriculture, Forestry and Fishing sector accounts for 29% of employment (2016) and 35% of business units, ahead of construction and manufacturing (both 11% of employment), population-based services of education (8%), trades (6%), and health (5%).
- (2) The structure of the economy is consistent with Waikato district's size and resource base, and its location relative to two much larger urban economies -Hamilton City in the south and Auckland to the north. These larger urban economies have long been the destination for much of Waikato's primary production – to be processed together with that from other rural economies in the Waikato region – and the large service centres from which the Waikato community draws many of its retail goods and the household services. Only those services for which proximity to the resident population is important – school education and health services – have a moderate presence in Waikato itself.
- (3) This pattern is also consistent with the geography of the district. The relatively sparse population supported by the hill country in the west, and the natural orientation to towns outside the district for farming areas in the north (Pukekohe) and east (Morrinsville), together with the presence of the larger urban economies, has meant that Waikato has only six towns of substantial size, and these have predominantly farm and population-servicing roles.

DES-17 Advantages

- (1) From an economic perspective the district has a number of strategic advantages, including:
 - (a) good 'locational efficiency' in relation to distance from and accessibility to the proposed Ruakura hub;
 - (b) main north-south transport corridor (road and rail); and

- (c) the ports of Auckland and Tauranga.
- (2) There is a sizeable domestic market of 1.7 million people within an hour's drive of the centre of the district. There is a reasonably high employment growth (1.2% over past ten years) which is consistent with the national average, and relatively good housing affordability well above the national average and with an improving trend.
- (3) Revocation of parts of State Highway 1 will offer opportunities for some town centre improvements and cycle/walk ways. It is important to note that there is a strong cultural identity in the district and the emergence of Te Whakakitenga o Waikato Incorporated – (Waikato-Tainui) as a major economic player is an advantage. Further advantages will become evident with the emergence of other post settlement iwi.

DES-18 Challenges

- (1) Economic development challenges facing the district are as follows:
 - (a) Growth across the district is uneven. Population and associated economic growth is occurring predominantly in the north (Tuakau, Pokeno, Te Kauwhata) and in the south around the Hamilton periphery.
 - (b) Industrial diversity and the level of knowledge-intensive employment are low. Most new jobs appear to be in the service (tertiary) sector, whereas many of the industries driving growth in the region are of a primary nature.
 - (c) There are skills constraints, with a relatively low level of people with tertiary qualifications and a high proportion of youth not in employment, education or training.
 - (d) There is a large variation in economic well-being and household income across the district that is likely to remain into the future.
 - (e) The ability for the region to manage land and water changes/demands and environmental impacts of extraction across land-based industries may constrain further growth.
 - (f) Soil resources, including soil quality, are under threat due to subdivision and intensification of land use.
 - (g) Environmental limits on water, land, and soils and to a small extent marine space mean that growth in these primary industries will need to come from increasing the value of processed products and services.
 - (h) A decline in the mining sector, with coal resources in particular becoming increasingly difficult and expensive to access, as well as public concerns about the environmental impacts of coal and mineral mining in the region, are a concern, considering its share of the district's GDP.
 - (i) With growth pressure in both the Urban and Rural sectors, maintaining and enhancing the natural environment.

DES-19 The Rural environment

- (1) The district benefits from an extensive rural area which contains a range of attributes necessary for productive rural activities, including a variety of soils, mineral resources and landscapes that are able to sustain a diverse range of economic activities. A productive

rural area is important to the economic health of the district and wider subregion, and needs to be recognised as a productive resource.

- (2) In addition, the rural parts of the district are valued for their landscape, character and amenity values.

DES-II 0 Rural activities

- (1) Productive rural activities are those activities that use rural resources for economic gain or which cannot be carried out easily or appropriately in an urban setting. Farming activities, including dairy, dry stock, horse breeding/training, honey production, horticulture, pig and poultry, mining, and forestry are all significant industries in economic terms for the Waikato district.
- (2) Rural-based activities that do not use rural resources directly include rural service industries and major facilities such as Hampton Downs. The recreational use of the rural environment is also important to the district, with activities such as hunting, fishing, tramping, and cycling being very important in terms of tourism. Lifestyle uses can be sensitive to the effects of mining, farming and horticulture operations and other significant activities. There is therefore potential for conflict between rural activities and other land uses. Excessive lifestyle development in rural areas can have a number of adverse effects that need to be avoided. These effects include the loss of rural amenity, rural production, and high quality soils, resulting in the potential for reverse sensitivity conflicts, demands for improved rural infrastructure and services that are difficult to provide economically, and reduced growth in urban areas, which affects the prosperity of urban areas.
- (3) Rural areas are vulnerable to small-scale change that, cumulatively, can have a profound effect on their efficient use for rural production and other rural activities. The continued modification of the rural environment through land use subdivision, and development as a result of residential and commercial growth, can adversely affect their natural and physical qualities and character. These qualities and character are important in maintaining investment in rural activities, which proportionally contribute the most to the district's GDP and provide a context to the development and sustainability of rural towns and villages.

DES-III Protecting the rural environment

- (1) The continued use of rural areas for productive rural activities and other land and soil resource-dependent rural-based activities, as well as access to and the extraction of mineral resources, are important to the economic health and well-being of the district and wider subregion. It is therefore necessary to ensure that the continued, effective operations of farming activities or productive rural activities are not adversely affected by lifestyle activities. A key focus is to ensure that the resource does not become so fragmented that its attraction for activities that require a rural setting is diminished.
- (2) Activities affecting landscape, historic and amenity values including rural character, recreational activities, high quality soils, significant mineral resources and ecological values need to be managed to avoid adverse effects on the environment, including cumulative effects. This should occur through limiting the extent to which non-rural activities are able to establish in the Rural Zone. There is a need to uphold the increased level of control the Council has placed over subdivision activities in the Rural and Country Living Zones, particularly within the north Waikato and around the Hamilton City boundary. Any additional areas for rural residential development should be considered within

identified growth areas of towns or villages. Non-rural activities must occur in towns, villages and defined growth areas, and the expansion of such areas should be managed so that adverse effects on rural areas are minimised.

- (3) In line with the Regional Policy Statement, the district plan must ensure that rural-residential built development is directed away from natural hazard areas, regionally significant industry, high class soils, primary production activities on high class soils, electricity transmission, and locations identified as likely renewable energy generation sites and from identified significant mineral resources and their identified access routes.

DES-II2 The urban environment

- (1) A key issue for the district is to maintain the productive capacity of the rural resource and ensure that population growth and associated built development is managed in a way that results in efficient and high-amenity urban areas. Development needs to be managed so that emphasis is placed on achieving high amenity standards, while retaining existing valued characteristics as far as practicable. In these areas, development can support local infrastructure, services, and other facilities, while at the same time minimising adverse effects on productive rural activities. Commercial activity should be of a size or function that does not compromise the vitality and viability of the primary commercial centres. It is also important that we take a 'centres-based' approach to retail as per the Waikato Regional Policy Statement (WRPS). A range of housing options should be provided for, with varying land values and amenities.
- (2) Costs and inefficiencies can increase significantly, where development patterns are dispersed. For example, unplanned development, which increases vehicle traffic, may reduce roading efficiency and road safety, compromise rail operations and result in unplanned roading upgrades. Costs can be minimised, and better performance of infrastructure and services achieved, where infrastructure provision is timely in relation to demand, and optimally-sized and located. This may mean that it is necessary to stage infrastructure provision relative to growth in demand as well as ensuring that the natural environment is maintained and enhanced through Low Impact Design infrastructure.

DES-II3 Maaori Freehold Land

- (1) The plan seeks to acknowledge Maaori Freehold and Maaori Customary Land. The Maori Land Court has the authority under Te Ture Whenua Act to determine activity use and status of Maaori land.

(3) What does this mean for Waikato district strategic objectives and directions?

- (a) Compact urban development
 - (i) The Future Proof Strategy seeks a shift in the existing pattern of land use towards accommodating growth through a more compact urban form based on concentrating growth in and around Hamilton (67%) and the larger settlements of the district (21%). This involves a reduction in the relative share of the population outside of the subregion's existing major settlements through tighter control over rural-residential development and encouraging greater urban densities in existing settlements. Due to the time that has elapsed, and local government amalgamation in 2010, this strategy is being reviewed to address that part of the former Franklin district now in Waikato district.

- (ii) Urban forms of residential, industrial, and commercial growth in the district will be focused primarily into towns and villages, with rural-residential development occurring in **RLZ – Rural lifestyle zones Country Living Zones**. Focusing urban forms of growth primarily into towns and villages, and encouraging a compact form of urban development, provides opportunity for residents to "live, work and play" in their local area, minimises the necessity to travel, and supports public transport opportunities, public facilities and services.
 - (iii) An integrated approach to growth will have significant benefits in terms of planning for infrastructure, services, transport and facilities. It will ensure that provision is made when and where it will support the health and well-being of the wider community, and will provide certainty to landowners, developers and service providers for long-term investment decisions. A deliberate approach to the location and distribution of development will assist in safeguarding rural resources for productive use and the ability to accommodate rural activities that require a rural location. Non-rural industrial and commercial activities can only locate in rural areas if there is a functional need for a rural location. **RLZ – Rural lifestyle zones Country Living Zones**, where infrastructure and services can be efficiently and economically provided, will be the focus for rural residential development.
- (b) Planning for urban growth and development
- (i) Defined growth areas have been zoned and their development will be guided through the application of objectives and policies and through processes such as the development of master plans, comprehensive structure plans, the district plan and any future changes to the district plan. The agreed Future Proof settlement pattern for urban growth and development is to avoid unplanned encroachment into rural land and is to be contained within defined urban areas to avoid rural residential fragmentation.
 - (ii) As per the Waikato Regional Policy Statement, the district plan ensures that before land is rezoned for urban development, urban development planning mechanisms such as master plans or structure plans are produced, that will facilitate proactive decisions about the future location of urban development. Development which occurs in accordance with a master plan developed in consultation with the local community is one way of ensuring that valued elements of local character are respected as growth occurs. Structure plans are to be used to guide the staged provision of additional urban land and infrastructure to support areas experiencing growth or sustaining population and business growth pressures.
- (c) Urban growth
- (i) Located between Auckland in the north and Hamilton in the south, increasing demands are placed on the Waikato district for the development of transport corridors, water supply, waste disposal and community facilities. Waikato district also offers other facilities such as Hampton Downs Motorsport Park, Hampton Downs Landfill, Springhill Prison and Te Kowhai Airfield. It is important that there is coordination between land use and infrastructure planning by neighbouring councils to ensure harmonious cross-boundary development.
 - (ii) Urban growth can result in unplanned urban expansion, increased rural land subdivision, rural lifestyle demands with associated reverse sensitivity issues and soil erosion compromising access to high quality soil and mineral resources that are of economic importance to the district and the region. The losses of rural land due to

urban expansion can also compromise cultural and heritage values. Uncoordinated urban growth can adversely affect the quality, character and vitality of urban environments and undermine the efficient provision and utilisation of infrastructure and services.

- (iii) It is important that the district's settlement pattern is consistent with the Future Proof Strategy's settlement pattern, as set out in the (RPS), with the expectation that any growth within Waikato district is managed within the population and land allocation limits, as included within the WRPS or as addressed by the Future Proof Strategy and any subsequent changes made to the WRPS.
- (d) Services and general infrastructure
 - (i) Infrastructure and services are costly to provide, and the cost of their continued maintenance and renewal is generally borne by the community. Development patterns that promote the efficient use of new and existing infrastructure and services across boundaries can contribute significantly to improved cost-effectiveness, to the general health and well-being of communities and help safeguard the environment. Inappropriate subdivision and use and development of land can adversely affect the efficient provision and use of existing and planned subregional and regional infrastructure and services, due to unanticipated demands and reverse sensitivity issues.
 - (ii) It is important that the district share the provision of core services with neighbouring council service providers, particularly in the north and south. A strategic approach to growth is needed to ensure that infrastructure and services are provided in a timely and economical manner, and that growth establishes patterns of development that will be sustainable over the long term.
 - (iii) Council's 30-year District Development Strategy, the 10-year Long Term Plan and its associated Financial Strategy and 30-year Infrastructure Strategy, serve to do just this. Growth should be managed in a manner that avoids, remedies or mitigates conflicts or incompatibilities (including reverse sensitivity effects) between new land use and either existing or regionally-planned significant infrastructure. A degree of consistency must be maintained in dealing with the effects of activities which straddle territorial boundaries, such as highways and roads, electricity transmission lines, telecommunication lines, and gas pipelines.
 - (iv) Additionally, it is desirable that a consistent approach be maintained across boundaries to any necessary constraints on land use adjacent to the infrastructure. The district needs to ensure the protection of regionally and nationally-significant infrastructure, i.e. road and rail transport corridors, gas and transmission corridors and water infrastructure. It is important that any impacts on regionally-significant infrastructure (e.g. the Waikato Expressway) are addressed. Long-term planning considerations for infrastructure in identified growth areas in the south of the district need to take into account the outcomes of the Southern Growth Corridor Strategic Land Use and Infrastructure Plan (SLIP).
 - (v) In considering cross-boundary issues, Council will encourage consultation between the organisations responsible for the infrastructure, developers, adjoining landowners, and iwi and adjoining consent authorities.
 - (vi) There are key transmission lines located in the district. The lines are critical for ensuring an efficient and secure supply of electricity throughout the district and beyond. In accordance with the National Policy Statement on Electricity

Transmission 2008 and the Regional Policy Statement, the Council is required to manage development to ensure that any third party development in the transmission corridor does not affect the ongoing operation, maintenance, upgrading, and development of the lines or result in any incompatibility or reverse sensitivity effects. It is important that Council manages third party activities in the vicinity of these lines as there could be significant impact on the reliability of electricity

(e) Transport and logistics

- (i) The central geographic location of the district means that it acts as a significant transport network based on road, rail, and air. There is a need to promote a more regional and holistic consideration of the interactions between land use and transport infrastructure. Roding networks (particularly state highways) that cross-district boundaries and are impacted by activities beyond Waikato district. The major routes are State Highway 1, which runs north to south through the district, and State Highway 2, which travels west to east across the Hauraki Plains to Tauranga and beyond. These highways provide for transportation needs in the district, including farming, forestry, and mineral extraction. The highways also carry large daily traffic volumes, and significant numbers of heavy vehicles for the movement of people, goods, and services to the main centres of Auckland, Hamilton, the Port of Tauranga and throughout the North Island.
- (ii) The NZ Transport Agency is currently constructing the Waikato Expressway as one of the National Roads of Significance, and this will be completed in 2020. Waikato District Council will have an additional 87km of former state highway network to manage and maintain. This additional road infrastructure will have a significant financial and maintenance challenge for the Council. An associated challenge for Council will be to provide fit-for-purpose links from residential and commercial areas to the Waikato Expressway. Improving the safety of the district's roads will continue to be an important priority for Council and will need to involve collaboration with neighbouring councils, where appropriate.
- (iii) Enabling growth without sufficient provision for suitable transport, and planning transport networks, which do not adequately service anticipated growth, leads to a range of undesirable outcomes for communities. Waikato Regional Council will ensure that the Regional Land Transport Strategy includes provisions to support the protection of the function of significant transport corridors. Public passenger transport will be supported by urban subdivision designs that promote efficient transport routes. The main trunk railway runs parallel to State Highway 1 from north to south, and the East Coast Main Trunk branch line passes east from Hamilton. The district enjoys excellent road connectivity. The travel time from Auckland to Hamilton is expected to reduce by up to fourteen minutes and Auckland to Cambridge by over 20 minutes upon completion of the Waikato Expressway.
- (iv) Additional roading capacity and faster travel times will make the district even more 'location-efficient' for productive activities (agriculture, horticulture, and industry) and as a residential and visitor destination. The Council has also developed a district-level integrated transport strategy to guide ongoing integration of land use and transport across the district, which specifically deals with integration needs between the Waikato Expressway and associated networks, and the implications of the revocation of parts of State Highway 1. There is a good rail network for freight,

but commuter rail services are non-existent, so Council is advocating with Auckland Council, Auckland Transport, and the New Zealand Transport Agency for consideration to be given to the extension of passenger rail transport between Pukekohe and Pokeno in the near future. Further discussions will need to be held with KiwiRail. It is important for Auckland Council to work collaboratively with Auckland Transport and other partners (including Waikato Regional Council and Waikato District Council) to explore the most cost-effective and equitable methods providing future public transport services to Tuakau and Pokeno.

- (v) Walkways and cycle routes supplement vehicle transport routes and provide recreational opportunities, especially by road through-routes and walkway shortcuts. Council is supporting the development of the Te Awa River Ride, which will form part of a nationwide cycle network. Hamilton Airport, located just outside the district, provides national and international passenger and freight services. As the Ruakura inland port and the Horotiu Industrial Park developments progress there are likely to be cross-district boundary effects on services and infrastructure and pressure for land use changes.
- (f) Natural environment
 - (i) The Council will ensure that adjoining authorities and the regional council are informed of all resource consent applications received for vegetation clearance. The location of indigenous vegetation often coincides with areas of outstanding landscape. The criteria used to assess landscape are not entirely consistent among the local authorities in the area, as shown by studies undertaken at different times by different experts. Undoubtedly, there will be subdivision and development proposals requiring a cross-boundary discussion on landscape matters during the life of this plan.
 - (ii) Conservation issues addressed in the plan (as part of sustainable management) relate to preserving significant indigenous vegetation and significant habitats of indigenous fauna in existing ecological linkages along the Waipa and Waikato river catchments, hill country bush between Miranda and Aotea Harbour (including the Hunua, Hapuakohe, Taupiri and Hakarimata ranges and Mounts Pirongia and Karioi) lakes and wetlands, including 'Ramsar' wetlands. Attention will be given to managing the biodiversity of remaining indigenous vegetation, including wetlands and gullies. The sustainable management process in the plan follows the lead of the New Zealand Biodiversity Strategy, the Draft National Policy Statement on Biodiversity, and the Waikato District Conservation Strategy. Cultural landscapes need to be considered in conjunction with natural landscapes.
- (g) Indigenous biodiversity
 - (i) Territorial authorities have responsibilities to provide for indigenous biodiversity. A key focus area of biodiversity management in the district plan is the management of indigenous vegetation. The clearance or modification of indigenous vegetation in the Waikato district could potentially affect areas under the control of other districts and regional councils. The district contains large areas of indigenous vegetation, some of which crosses over into other territorial authority boundaries. Changes to this vegetation could affect neighbouring districts. The Council will continue to liaise with the relevant neighbouring territorial authorities where such issues arise.
- (h) Landscape and natural character

- (i) Landscape means more than just 'a physical tract of land' or 'a view or scene'. Put simply, landscape can be explained as a reflection of the relationship between people and place. All landscapes are dynamic to some extent, as are our perceptions of landscape, which are in a constant state of evolution. While this change is implicit, it is not always predictable. Landscapes can be subject to change from various natural or human-induced processes and change can occur at a range of scales, from incremental to sudden sweeping change. The term 'natural character' is used to describe the natural attributes of waterbodies where there is a land-water interface – in particular coastal environments, wetlands, lakes, and rivers. Landscapes and natural character have cross-boundary implications and need to be considered in a regional context, as they are not confined to a district's geographical area.
- (i) Water
 - (i) Regarding surface water, the boundary between Waikato district and its neighbours, on occasion, follows the centre lines of lakes and rivers. Waikato District Council recognises that all navigable rivers within the district are subject to the provisions of the Waikato Regional Council Navigation Safety Bylaw 2009. There is increasing demand and competition for water from the Waikato River. The future management and use of the Waikato River is likely to have a significant influence on the district, as much of the river is over-allocated in terms of water takes.
 - (ii) There is an obligation to continually improve water quality in the river in accordance with the 'Vision and Strategy' for the river in the Regional Policy Statement and Regional Plan, as well as in terms of the Waikato-Tainui Environmental Plan. Waikato Regional Council's 'Healthy Rivers Plan Change' has the potential to introduce a more integrated regional approach to land use development and fresh water management. How water will be provided to growth areas and how that affects the Waikato River allocation has been considered in the Subregional Three Waters Strategy, which was undertaken through the Future Proof partnership.
 - (iii) Waikato District Council is working with Auckland Council, its council-controlled service providers Watercare and Auckland Transport, as well as with the Franklin Local Board, to better coordinate development planning and the provision of infrastructure and services across the Waikato/Auckland administrative boundary in the north. A strategic and integrated approach to growth planning is needed to ensure that the critical resource is managed effectively. The Three Waters Strategy and water supply strategy have been developed in this regard.
 - (iv) Although traditionally a strength of the Waikato, the availability of water is becoming a potential constraint. Municipal water is sourced from the Waikato River, and treated and distributed to township communities at Tuakau, Pokeno, Te Kauwhata, Huntly, Taupiri, Hopuhopu and Ngaruawahia. Raglan's water comes from a spring, and the water system has been upgraded to improve water quality. Waikato District Council also buys bulk water from Hamilton City Council to supply Gordonton, Puketaha, Newstead, Eureka, Matangi and Tamahere in the south-eastern parts of the district, and Te Kowhai Road and Stonebridge in the south western parts of the district.
 - (v) Water for industry located outside municipal supply areas is sourced from a combination of surface water (mostly the Waikato River catchment) and

groundwater. Recently, new allocation limits and minimum flows have been set for surface water resources across the whole Waikato region (as a result of a change to the Waikato Regional Plan). Greater scrutiny of, and restrictions on, groundwater takes have also been introduced. While the availability of surface water will depend on the point of abstraction, the level of allocation at the bottom of the Waikato catchment is the overriding constraint on water availability. The majority of Waikato district is within the Waikato catchment. As at the beginning of 2015, 87% of the flow that was able to be allocated at the river mouth was already allocated for the summer months. Although more water is available in winter, demand for water is either year round for industrial processing and municipal supply, or for the summer season for irrigation. Therefore, unless winter water can be stored, the use of water tanks should be encouraged as the available winter water is practically unavailable for economic use.

(j) Air quality

- (i) There are activities, which may have the potential to adversely affect air quality beyond the district boundary such as odour or dust. As such, this matter is of cross-boundary significance. Although the Council may under s31 (b) of the Resource Management Act "control ... any actual or potential effects of the use, development or protection of land ...", the primary control of air contaminants remains the role of the regional councils through their regional plans. The Council will liaise with the Waikato Regional Council and the relevant district councils on air quality issues where there could be adverse effects across the boundary.

(k) The coast

- (i) Coastal issues cross the boundaries with Otorohanga District, Hauraki District and Auckland. In addition, Waikato Regional Council has responsibilities for administering the coastal marine area. The Council will liaise with the relevant councils on coastal activities with a cross-boundary impact. Development will be managed to protect landscape and ecological values throughout the coastal environment.
- (ii) The west coast is a wild and scenic coastline and limited road access has restricted development in the past. Raglan Harbour (Whaingaroa) and Aotea Harbour are more sheltered and are ecologically and culturally important. In the east of the district, the Miranda coast has a low-lying more sheltered character, is important to Tangata whenua and is an internationally significant habitat for migratory birds. In the north, the small holiday town of Port Waikato is on the south bank of the Waikato River at its outflow into the Tasman Sea. Waikato District Council is also a member of the Hauraki Gulf Forum, which is a statutory body, that promotes and facilitates integrated management and the protection and enhancement of the Hauraki Gulf, under the Hauraki Gulf Marine Park Act 2000.
- (iii) An important document with respect to managing cross-boundary coastal issues is the Waikato Regional Coastal Plan (RCP), that contains policies and methods to manage the allocation and use of coastal resources. The plan implements the Regional Policy Statement (RPS) and the New Zealand Coastal Policy Statement. The plan applies across the coastal marine area (CMA) of the Waikato region, from the line of mean high water springs (MHWS) out to twelve nautical miles (approximately 20 km) from the coast.

(l) Natural hazards and effects of climate change

- (i) Natural hazard management is a responsibility that crosses territorial authority boundaries and also falls within the responsibility of regional councils. Waikato District Council and Waikato Regional Council have responsibilities under the Civil Defence Emergency Management Act (CDEM Act) 2002. Matters such as addressing the changing effects of and need to adapt to climate change and the management of the natural hazards on the Waikato River require appropriate consultation between Waikato District Council, adjoining territorial authorities, and Waikato Regional Council.
- (m) Energy
 - (i) The district plan recognises the national and regional importance of existing energy resources and infrastructure, which include coalfields, coal mines, Huntly Power Station, gas, electricity transmission, and coal conveyance facilities, as well as renewable energy. The plan addresses the positive and adverse effects of energy infrastructure and development.
- (n) Tourism
 - (i) The tourism industry contributed 1.4% to Waikato district's economy in 2016, which was up on the previous ten years. The economic output in Waikato district's tourism industry increased by 1.2% in 2016, against a 3.1% increase in New Zealand. The growth of the tourism industry in Waikato district has averaged 5.7% over the last ten years, compared with only 1.6% in New Zealand as a whole.

Statutory context

(1) Statutory Framework

- (a) The Waikato District Plan, together with the Waikato Regional Plan, is vital to the processes that focus on achieving sustainable management in the district. It is important to note that the district plan forms a part of a group of interrelated statutory requirements and planning, strategy and policy initiatives which are reflected below.

(2) Resource Management Act 1991

- (a) The RMA promotes the sustainable management of natural and physical resources such as land, air and water. New Zealand's Ministry for the Environment describes the RMA as New Zealand's principal legislation for environmental management. The Resource Management Act requires one district plan within any district at all times.
- (b) While the scope of this plan is primarily restricted to controlling the effects of land use activities in the district, the manner in which the plan should achieve this is not prescribed. Key provisions of the RMA are summarised below.

(3) Section 5 RMA

- (a) This section outlines the purpose of the RMA and establishes sustainable management of natural and physical resources as the cornerstone of the preparation and implementation of plans. It defines sustainable management as: "managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while: sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations, safeguarding the life supporting capacity of air, water, soil and ecosystems and avoiding, remedying or mitigating any adverse effects of activities on the environment."
- (b) Essentially, it provides for the right to use, protect, and develop natural and physical resources, but only in a manner, which ensures that the foreseeable needs of future generations can be met, that the life supporting capacity of air, water, soil, and ecosystems are safeguarded, and that adverse effects of activities on the environment are avoided, mitigated or remedied.

(4) Section 6 RMA

- (a) This section places a duty on the Council to recognise and provide for a range of matters of national importance. These include the coastal environment, lakes, rivers, wetlands, natural features, habitats, indigenous vegetation, outstanding landscapes, historic heritage, the relationship of Māori to ancestral land, sites and features, the protection of recognised customary activities and the management of significant risks from natural hazards.

(5) Section 7 RMA

- (a) The matters in Section 7 of the RMA, while not described as matters of national importance are, nevertheless, important to Council's resource management functions. This section requires Council to have particular regard to several matters, including kaitiakitanga, the ethic of stewardship, the efficient use and development of natural and physical resources, the maintenance and protection of amenity values, intrinsic values of ecosystems, the quality of the environment, the effects of climate change, and the benefits to be derived from the use and development of renewable energy.

(6) Section 8 RMA

- (a) This provision emphasises the importance of the Crown's (and local government's) obligation to uphold the principles of the Treaty of Waitangi in undertaking resource management functions.

(7) Schedule 1 Clause 4A RMA

- (a) This section requires Council to provide a copy of draft proposed district plan to the iwi authorities that have been consulted with under clause 3(1)(d). Council shall have particular regard to any advice received on the draft proposed district plan from those iwi authorities. Council must allow adequate time and opportunity for iwi authorities to consider the draft proposed district plan and provide advice on it.

(8) The relationship with Council strategies and other documents

- (a) Waikato District Development Strategy 2015
 - (i) The Waikato District Development Strategy (WDDS) provides a high-level thirty year strategic and spatial development guide for the district. The strategy replaces and integrates the Waikato District Growth Strategy (2009) and the Franklin District Growth Strategy (2008). However, the latter document remains live by virtue of Policy 6.11 in the Waikato Regional Policy Statement until the Proposed Waikato District Plan becomes operative. The Waikato District Development Strategy retains the principles in both existing growth strategies to contain urban development and protect agricultural land, and natural and culturally- significant landscapes from inappropriate subdivision and dispersed residential development. The strategy is important in informing other strategic planning processes such as Council's Long Term Plan, the Waikato District Economic Development Strategy and the Future Proof Growth Strategy.
- (b) Waikato District Economic Development Strategy 2015
 - (i) The Waikato District Economic Development Strategy 2015 focuses on the development of a 'road map' for economic development in the Waikato district. The strategy provides an overview of the local economy, with a perspective on the economic opportunities and challenges. The strategy outlines how economic development will be achieved in the district and is accompanied by an implementation plan.
- (c) The Long Term Plan
 - (i) The Local Government Act (LGA) (2002) requires councils to consult with their local communities to identify public goods and services that need to be provided. The Council is thus required every three years to prepare a Long Term Plan that covers the next 10 year period. It also includes what the Council is planning on doing and why, how much it will cost, and how it will be funded. A Long Term Plan does not override a district plan, nor is there any requirement that a district plan comply with the requirement of a Long Term Plan. However, because the Long Term Plan records outcomes identified by the community and describes how the Council will contribute to these, there is an expectation that the Council will use this process to inform other plans and strategies.
- (d) Annual Plan
 - (i) Council is required to prepare an Annual Plan every year. The Annual Plan contains the proposed annual budget and provides opportunities for public participation in

decision-making on costs and funding of Council activities. However, special consultative procedure is required if the annual plan has not changed 'significantly' or 'materially'. In years when a Long Term Plan is required, the Long Term Plan constitutes the Annual Plan.

(e) Activity Management Plans and the 30-Year Infrastructure Strategy

- (i) Activity Management Plans and the 30-Year Infrastructure Strategy describe the work programmes for Council assets, such as roads, to deliver the required level of service cost effectively to existing and future users. Activity Management Plans and the 30-Year Infrastructure Strategy inform the Long Term Plan and Development Contributions Policy.

(f) Development Contributions Policy

- (i) Council's policy on development and financial contributions primarily focuses on development contributions required under the Local Government Act 2002. These contributions are paid by developers to fund new infrastructure. The policy also refers to financial contributions, which are required under the Local Government Act in specific circumstances. These requirements are detailed in the district plan.

(9) The relationship with regional plans and documents

(a) Waikato Regional Policy Statement 2016

- (i) A regional policy statement is required to be prepared by each regional council. These statements enable regional councils to provide broad direction and a framework for resource management within their regions. A regional policy statement must give effect to all national policy statements. District plans are required to give effect to any regional policy statement. In May 2016 the Waikato Regional Policy Statement was made operative.
- (ii) In preparing the Waikato District Plan, the Council is also required to have regard to the Waikato Regional Policy Statements under Section 74 of the RMA. The Waikato Regional Policy Statement provides direction for the management of the resources of the region as a whole. District plans are a key method for implementing the directions within regional policy statements.

(b) Waikato Regional Plan

- (i) Each region is required to produce a regional coastal plan to assist the regional council with exercising its functions in the coastal marine area, and this plan must be approved by the Minister of Conservation. Other regional plans are optional, and if prepared, must give effect to regional policy statements, and any national policy statement. Regional plans may contain rules that have the force and effect of a regulation under the RMA. The Waikato Regional Council prepares a regional plan to meet its functions under the Act. Regional plans focus on particular issues and areas and assist the regional council in carrying out its functions under the RMA.
- (ii) District plans cannot be inconsistent with their relevant regional plans. Topics where regional and district plans may overlap include earthworks, natural hazards, hazardous substances, air quality and water quality. In these matters, the district plan concentrates mostly on effects on human health or amenity, whereas the regional plan is more directed at effects on the natural environment. Regional plans must give effect to national policy statements and regional policy statements and

must not be inconsistent with water conservation orders and other regional plans for the region. It is essential that the district plan is not inconsistent with the relevant regional plans.

(c) Waikato Region strategies and plans

- (i) The Waikato Regional Council prepares strategies and plans providing policy and actions on specific matters to help the Regional Council carry out its functions under the RMA. Some of the relevant plans and strategies are reflected below:

1. Regional Land Transport Strategy 2015-2045
2. Regional Road Safety Strategy 2017-2021
3. Regional Public Transport Plan 2015-2025
4. Regional Walking and Cycling Strategy 2009-2015
5. Waikato Economic Development Strategy 2015
6. Waikato Regional Energy Strategy
7. Central Waikato River Stability Management Strategy 2008-2058
8. Waikato Regional Pest Management Strategy 2014-2024.

(d) Upper North Island Strategic Alliance

- (i) The Upper North Island Strategic Alliance (UNISA) is an initiative arising out of Waikato Regional Council's approach to neighbouring regions and the need to work together more closely on cross-boundary strategic issues. The Alliance involves the Waikato, Auckland, Bay of Plenty and Northland regions along with the major urban territorial councils within those regions.

(e) Future Proof Growth Strategy and Implementation Plan

- (i) The Future Proof Growth Strategy is a fifty year vision for the sustainable growth and development of a subregion that encompasses the Waikato and Waipa districts and Hamilton city. More specifically, it is a joint growth management strategy between partners that includes Waikato Regional Council, Hamilton City Council, Waipa District Council, Waikato District Council, Ngaa Karu Atua o te Waka and Tangata Whenua, with assistance from the New Zealand Transport Agency (NZTA). The Strategy is underpinned by an implementation plan and subsequent updates define a future land use and settlement pattern that crosses administrative boundaries and is based on integrated planning principles.
- (ii) The Future Proof Growth Strategy identifies fifty year land supply needs in the subregion and proposes a sequenced release and development of the land according to its ability to be serviced by appropriate infrastructure and to be funded equitably. The land use and settlement pattern has been incorporated in the Waikato Regional Policy Statement. This district plan gives effect to this settlement pattern through adopting policy direction, rules, and a zoning pattern for the Waikato district that is consistent with the WRPS and the Future Proof Growth Strategy.

(f) The Waikato Plan

- (i) The Waikato Plan is the first time all the councils and agencies in the Waikato region have worked together to create one plan that gives a single collective voice about issues that affect all current and future residents. These issues include

transport, housing, water, the environment, urban-rural linkages, future employment and development opportunities, as well as arts, cultural, recreation, education, heritage and health needs.

- (ii) The primary objective is to contribute to the Waikato's social, economic, environmental and cultural well-being through a comprehensive and effective 30-year strategy for the region's growth and development. The plan will provide a higher level of certainty for all stakeholders involved in the region and will help to position the Waikato nationally.

(g) Regional Infrastructure Technical Specifications

- (i) This document contains guidance on engineering practice and design solutions considered to be an acceptable means of compliance for infrastructure-related standards within the district plan. In this context, it is used for setting conditions of resource consent for subdivision and development. The content is amended from time to time to reflect best practice and new technologies. Public infrastructure is expected to be designed in accordance with the latest specifications in this document.

(10) The Relationship between district plans and other resource management planning documents

(a) Resource Management Act 1991 (RMA)

- (i) The obligations set out in the Resource Management Act 1991 (RMA) are as follows:
- (ii) To recognise and provide as a matter of national importance the relationship of Maaori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga - Section 6 (e) (g)
- (iii) To have particular regard to Kaitiakitanga - Section 7 (a)
- (iv) To take into account the principles of the Treaty of Waitangi - Section 8
- (v) To have regard to any relevant planning document recognised by an Iwi authority - Section 74 (2)(b)(ii)
- (vi) To consult Tangata Whenua during the preparation of a proposed plan, including any proposed plan changes - Schedule 1 cl. (3).

(b) Local Government Act 2002

- (i) The Local Government Act requires Council to take into account the relationships of Maaori, which includes Tangata Whenua, and their culture and traditions with their ancestral land, water, sites, waahi tapu, valued flora and fauna and other taonga, where a significant decision is being made in relation to those resources.

General approach

(1) Monitoring

- (a) Monitoring of the district plan is part of a comprehensive monitoring requirement of Waikato District Council, specified in section 35 of the Resource Management Act. The RMA provides for the plan to state the procedures used to monitor the efficiency and effectiveness of the policies, rules or other methods contained within it.
- (b) There are two main questions that need to be addressed concerning the efficiency and effectiveness of the plan. The first question is: Are we hitting the target we're aiming at? The environmental result actually achieved through implementing the plan needs to be compared with what it intends to achieve. The second aspect of efficiency and effectiveness relates to the question: Are there better ways of doing things? While the methods being used may be achieving the right results, it may be that other methods may produce the same results more easily.
- (c) A monitoring strategy that has been developed as a separate document from the district plan will be updated. The strategy states what is to be monitored and indicates priority issues. It will also indicate how monitoring is to be undertaken. Annual monitoring programmes will then be carried out in accordance with the revised strategy. Plan monitoring will be closely linked with other monitoring which the Council is required to do under the Resource Management Act, including state of the environment monitoring and resource consent monitoring.
- (d) In time, the Council will gather information on all issues relevant to the working of the plan. Information will be gathered with reference to the environmental outcomes that the Council is seeking to achieve through the plan. Reviews of the results of plan monitoring will be published every five years. Various methods are available to monitor these issues, and it is important to maximise the information gained from the monitoring undertaken. The Council will seek to work closely with organisations that hold relevant information. Such organisations may include central government agencies, other local government agencies, and business and community groups. Consultation with the District Plan Iwi Reference Group and Waikato-Tainui will continue to be important, including the effectiveness of monitoring methods and plan provisions.

(2) Additional Matters of Control, Matters of Discretion and Matters for Discretionary and Non-Complying Activities.

- (a) The following matters are additional matters over which control has been reserved for all controlled activities, and to which discretion has been restricted for all restricted discretionary activities, and will also apply with respect to discretionary and non-complying activities.
 - (i) bonds or covenants or both, to ensure performance or compliance with any conditions imposed, including provision for variation, cancellation or renewal of covenants;
 - (ii) administrative charges to be paid to the Council in respect of processing applications, administration, monitoring and supervision of resource consents, as set out in the Fees and Charges Schedule of the Long Term Plan;
 - (iii) a requirement that the holder of a consent supply information relating to the exercise of the consent, as detailed in s108(3) and (4) of the Resource Management Act;

- (iv) works or services to ensure the protection, restoration or enhancement of any natural or physical resource, including the creation, extension or upgrading of services and systems, planting or replanting, or any other works or services necessary to ensure the avoidance, remediation or mitigation of adverse environmental effects;
- (v) the duration of a resource consent under s123 of the Resource Management Act;
- (vi) lapsing of a resource consent under s125 of the Resource Management Act;
- (vii) change and cancellation of a consent under s126 and s127 of the Resource Management Act;
- (viii) notice that some or all conditions may be reviewed at some time in the future under s128 of the Resource Management Act;
- (ix) whether any land use or subdivision consent should attach to the land to which it relates and be enjoyed by the owners and occupiers for the time being under s134 of the Resource Management Act;
- (x) the matters on which conditions can be imposed on subdivision consents under s220 of the Resource Management Act; and
- (xi) consent notices to secure compliance with continuing conditions under s221 of the Resource Management Act.

(3) How to find out if a resource consent is needed

- (a) To determine if an activity is provided for by the plan, or is provided for in a certain area, users of the plan should take the following steps:
 - (i) Step 1 – Check the zone that applies**
 - (ii) Begin with the planning maps. Locate the relevant property on the zone map and determine its zoning.
 - (iii) Step 2 – Confirm if any notation, overlay or designation applies**
 - (iv) Use the planning maps to confirm whether the property has any special feature or designation applying to it. Make a note of map notations relevant to the land you are interested in.
 - (v) Step 3 – Confirm the activity status**
 - (vi) Go to the zone rules chapter for the zone your site or property is located in.
 - (vii) Determine whether the activity is a prohibited activity, by reading the prohibited activity rule at the start of the chapter. If it is prohibited, then the activity is not permitted and no resource consent application can be considered.
 - (viii) If the activity is not prohibited, read through the permitted activity rules to determine if your activity is permitted. Look at all the rules that are relevant, including rules on policy areas, hazards, notable trees, heritage items or other special features, to see if one of these applies to your property. Note the contents of these, including any conditions.
 - (ix) If your activity complies with all conditions for permitted activities in activity table, and the Land Use – Effects and Land Use – Building rules, then your activity is permitted and may be undertaken without resource consent. To obtain council

confirmation that your proposed development is a permitted activity, you may apply to the Council for a Certificate of Compliance.

(x) Step 4 – Apply for resource consent

- (xi) If any condition stated for a permitted activity is not complied with, you must obtain resource consent from the Council.
- (xii) Look within the following activity tables, which state the category of resource consent required (controlled, restricted discretionary, discretionary or non-complying).
- (xiii) After each land use – effects and land use – building standard, look within the table to determine the category of resource consent required.
- (xiv) If you are not sure, contact the Council's planning staff, who are available to help you. If more than one condition is not complied with, the whole of the activity will be assessed against the highest activity category that applies.
- (xv) Decide if you want to apply for resource consent. You may prefer to redesign your proposal to fit the permitted activity conditions.
- (xvi) If you want to apply for consent, consider whether you need professional advice to prepare your application. Council staff can assist by providing application forms and general advice on the requirements of the plan, but cannot write the application for you.

Cross boundary matters

- (1) Social, economic, environmental and cultural issues can seldom be compartmentalised by political boundaries. There are numerous situations where a resource management issue occurs across the administrative boundaries of two or more councils requiring intervention by the respective councils. It is important that cross-boundary issues are dealt with in a coordinated and integrated manner by the territorial and regional authorities involved. Sometimes this means that applicants must apply to more than one authority for consent, and coordination between those authorities is necessary for integrated decision-making.
- (2) Cross-boundary issues impact the Waikato district by virtue of it being located between two growing cities – Auckland in the north and Hamilton in the south. Where an application for a resource consent, plan change, variation or resource management policy proposal includes a cross-boundary issue, the Council will inform and liaise with the other affected Council. Some types of infrastructure raise cross-boundary issues where they traverse the boundaries of district or regional councils. The degree of consistency in the application of a resource management approach by authorities, in dealing with adverse effects that cross territorial boundaries, is key.

Relationship between spatial layers

[Drafting note: Text to be drafted, given the scope of this exercise to rehome notified provisions, new provisions could not be drafted.]

[This chapter is mandatory and will be addressed in the Decisions Version of the Plan]

Definitions

[Drafting note: The definitions below are as notified, from the PWDP. Given the scope of this exercise to rehome notified provisions. National Planning Standard definitions will be introduced through s42A Report and the Decisions Version of the Plan]

Definition	Meaning																																										
Access allotment	Means an allotment used only for access to, and provision of, services to other Records of Title.																																										
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.																																										
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> <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>	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	Tallow merchants	Tyre retreaders	Timber treatment plants	Skating rinks	Quarrying	Telemarketing services	Zinc production	Truck and bus dealers	Wool scourers	
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																																										
Tallow merchants	Tyre retreaders																																										
Timber treatment plants	Skating rinks																																										
Quarrying	Telemarketing services																																										
Zinc production	Truck and bus dealers																																										
Wool scourers																																											
Adjoining site	Means any other site sharing any length of boundary with the subject site, but does not include a site across a road, service lane, or private 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.																																										
Aggregate extraction activities	Means those activities associated with aggregate extraction, including: <ul style="list-style-type: none"> (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 																																										

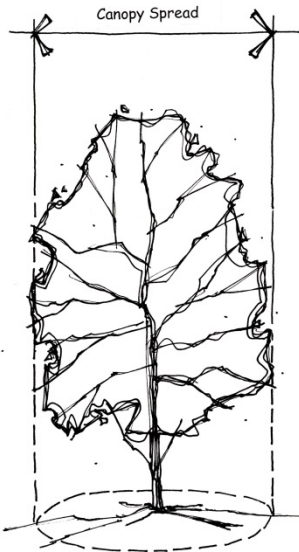
Definition	Meaning
	(h) residential accommodation necessary for security purposes.
Aggregate Extraction Area	Means an area identified on the planning maps.
Aggregate Resource Area	Means an area identified on the planning maps.
Agricultural and horticultural research activities	Means all activities associated with agricultural and horticultural research and innovation including, but not limited to: agritechology, food technology, biotechnology, bioengineering reproductive technology, information technology, biological pest control, weed and pest management strategies, vaccine development, soil, plant and fibre analysis, fertiliser and pesticide formulation and application, animal and plant health and disease control, control of fungal and plant toxins, processing of animal and horticultural products and by-products, research abattoirs, waste management systems, animal behaviour and welfare, farm sustainability, grazing, confined animal farming, soil, air and water research and the development, manufacture and commercial application of such activities.
Agricultural Research Centres	Means the sites shown on the planning maps as the Livestock Improvement Corporation (LIC) Agricultural Research Centre and the Dairy NZ Agricultural Research Centre, which are subject to the Rural Zone rules in Specific Area 22.5.
Airfield	Means an area of land set aside from other uses for the purposes of enabling aircraft to land and take off.
Allotment	Has the meaning in section 218 of the Resource Management Act 1991.
Alteration or addition	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.
Alterations	Means for heritage items listed in Appendix 30.1, any changes 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 as defined elsewhere.
Ancillary equipment	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.
Ancillary rural earthworks	Means any earthworks or disturbance of soil associated with: <ul style="list-style-type: none"> (a) cultivation, land preparation (including establishment of sediment and erosion control measures), for planting and growing operations; (b) harvesting of agricultural and horticultural crops (farming) and forests (forestry); and (c) 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.

Definition	Meaning
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	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 described as 1% AEP.
Antenna	Means a device that receives or transmits radiocommunication or telecommunication signals, but not a small cell unit.
Apartment	Means three or more attached residential units, connected by one or more accessory buildings, such as a garage or carport.
Automotive activities	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.
Bank	Means any outer edge of the bed of a lake, river or stream.
Bed	Has the meaning in section 3 of the Resource Management Act 1991.
Biodiversity	Means the variability among living organisms and the ecological complexes of which they are a part, including diversity within species, between species and of ecosystems.
Blasting	Means the detonation of a single explosive charge or a series of connected explosive charges within a 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.
Boarding, breeding or animal training establishment	Means an activity carried out on land or within buildings where board and lodging, breeding and training is provided or intended to be provided for more than five animals (excluding offspring up to 3 months of age). This does not include dog kennels, calf rearing sheds, stables and similar shelters for private farming uses.
Boundary	Means in relation to: (a) a Record of Title - the site boundary; (b) cross-lease titles - the boundary of any restrictive covenant area; and (c) unit titles - the boundary of the accessory unit associated with the principal unit.

Definition	Meaning
Building	Has the meaning in the Building Act 2004, excluding: <ul style="list-style-type: none"> (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.
Building coverage	Means the proportion of the net site area which is covered by any building. It includes: <ul style="list-style-type: none"> (a) overhanging or cantilevered parts of buildings or structures; (b) covered decks. (c) It excludes: (d) eaves of a building that projects less than 750mm horizontally from the exterior wall of the building; (e) fences, terraces, and retaining walls; (f) uncovered decks less than 1m above ground level; and (g) uncovered swimming pools.
Building platform	Means land that is suitable and practical for building developments, having regard to soil conditions, geotechnical stability, gradient, access and natural hazards.
Cabinet	Means a casing around equipment that is necessary to operate a telecommunication network. It excludes the following: <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.
Campus	Means an area identified as a campus within an Agricultural Research Centre and shown on the planning maps.
Child care facility	Means any land or buildings used for the care or training of predominantly pre-school children and includes a Playcentre, kindergarten. It excludes: <ul style="list-style-type: none"> (a) children residing overnight on the property; and (b) a school.

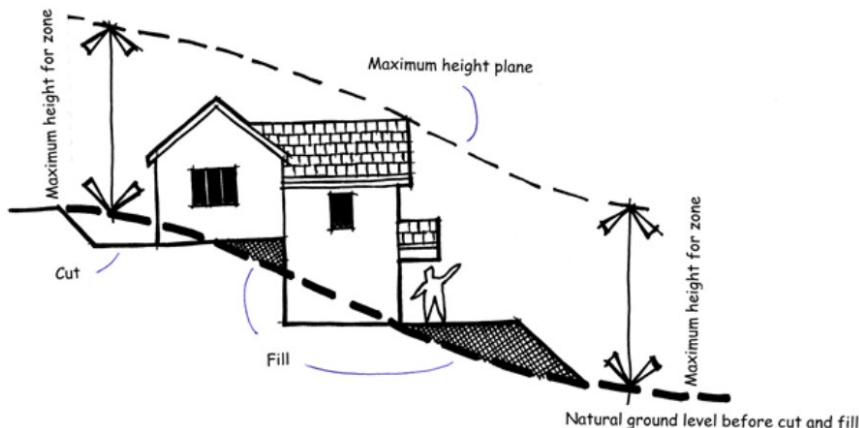
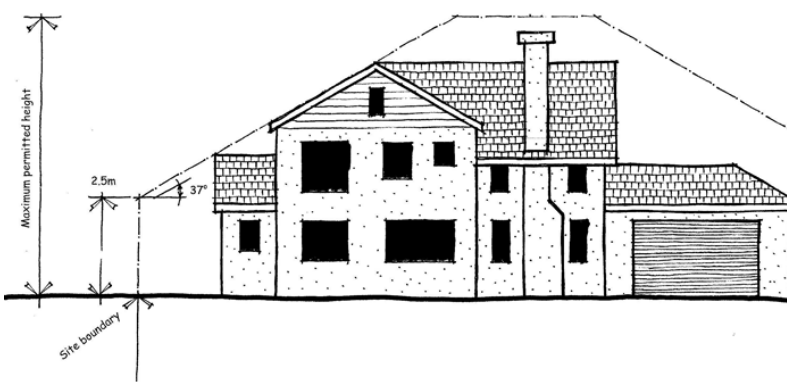
Definition	Meaning
Cleanfill	Means inert material such as concrete, brick or demolition products (excluding asphalt) and other inorganic materials which may be mixed with materials of natural origin, such as clay, soil, sand, aggregate (rock). When buried will have no adverse effect on people or the environment, and is free of: <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.
Coal Mining Area	Means land identified as a Coal Mining Area on the planning maps.
Commercial activity	Means activities involving the sale or distribution of goods and services.
Commercial services	Means a business providing personal, property, financial, household, private or business services to the general public. It includes: <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; (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.
Communal service court	Means an area of outdoor space for three or more residential units for the communal use of garbage storage, refuse and recycling materials, excluding any space required for a living court, 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 that provide for individual or community health, welfare, care, safety, recreation, cultural, ceremonial, spiritual, and art and craft purposes. It

Definition	Meaning
	includes any preschool or education facility, place of worship, community hall or centre or recreation facility.
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.
Community-scale electricity generation	Means renewable electricity generation for the purpose of supplying an immediate community (more than one site).
Comprehensive Land Development Consent	<p>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, 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 indigenous habitat, wetlands and wildlife management and restoration that fundamentally benefit indigenous biodiversity or raise public awareness of indigenous biodiversity values. This includes stock exclusion, 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	Has the same meaning as that in the Resource Management Act 1991.
Contiguous	Means abutting or touching at some any point, e.g.

Definition	Meaning
	<div> <div>Site 1</div> <div>Site 2</div> </div> <div> <div>Site 1</div> <div>Site 2</div> </div>
Continuous landholding	Means a series of adjoining Records of Title, including titles that may 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 secure unit.
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.
Day-to-day activity	Means, within the Hampton Downs Motor Sport and Recreation Zone: <ul style="list-style-type: none"> driver training and education, testing and practice activities on the motor sport circuit; activities with the business industrial area; apartments, motor camp site, restaurant, convention centre, swimming pool and tennis court facilities and construction activities associated with the motor sport park; the use of the go-kart track for go-karts; and the use of the grounds for paintball, laser tag, outdoor skate parks and clay bird shooting.
Dripline	Means the ground beneath the foliage of a tree. 
Duplex	Means two attached residential units, including two units connected by an accessory building, such as a garage or a carport.
Dwelling	Means a self-contained residential unit for living accommodation.

Definition	Meaning
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.
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.
Emergency generator	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.
Energy corridor	Means an energy corridor shown on the planning maps.
Equestrian centre	Means land or buildings where: people are trained to ride, or can ride horses, for a fee; or horses are raced or showed competitively (including trotting, galloping, show-jumping, cross-country and dressage).
Exploration	Has the meaning given in s2 of the Crown Minerals Act 1991.
Extractive industry	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. 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. The term also includes the removal, stockpiling and filling of overburden sourced from the same site. 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.
Farming	Means an agricultural, horticultural or apicultural activity having as its primary purpose the production of any livestock or crop using the in-situ soil, water and air as the medium for production. It includes: (a) Ancillary produce stalls; (b) Processing of farm produce grown on the land, such as cutting, cleaning, grading, chilling, freezing, packaging and storage.
Farming noise	Means noise generated by agricultural vehicles, any aircraft used for aerial spraying, agricultural machinery or equipment and farm animals, including farm dogs. It does not include bird scaring devices and frost fans.
Farm quarry	Means the extraction of minerals 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.
Fill material	Means material used for filling activities including soil, clay or aggregate.
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

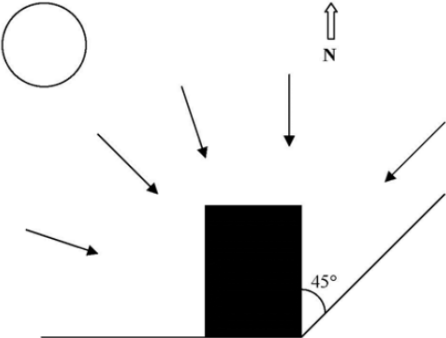
Definition	Meaning
	establishment and/or use of permanent sawmills or other methods of timber processing.
Functional need	Means for Chapter 14 Infrastructure and Energy, the need for a proposal or activity to traverse, locate or operate in a particular environment because it can only occur in that environment.
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.
Gross floor area	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.
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.
Hauora	Means a facility for the care and welfare of people inclusive of a medical practitioner and persons involved in alternative forms of medicine.
Hazard	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.
Hazardous facility	Means activities involving hazardous substances and premises at which these substances are used, stored or disposed of. Storage includes vehicles for their transport located at a facility for more than short periods of time.
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 waste	Means any waste that 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 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 meets the definition for radioactive material included in the Radiation Safety Act 2016.
Health facility	Means a facility for the care and welfare of people and includes non-residential day hospitals, medical practitioners, dentists, optometrists, acupuncturists, osteopaths, and persons involved in alternative forms of medicine.
Heavy vehicle	Means:

Definition	Meaning
	<p>(a) a 'Single Unit Heavy Goods Vehicle' (being a motor vehicle comprising a single unit having a gross laden weight exceeding 3500kg); or</p> <p>(b) a 'Multi-Unit Heavy Goods Vehicle' (being a motor vehicle comprising more than one unit, having a gross laden weight exceeding 3500kg).</p>
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> 
Height control plane	<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> 
Heritage item	Means a heritage item listed in Appendix 30.1 (Historic Heritage Items) and shown 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 IIle1 and IIle5, 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.
Historic heritage	Has the meaning in s2 of the Resource Management Act 1991.

Definition	Meaning
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.
Homestay	Means accommodation provided to 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, and usually involves some form of training track, 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.
Impervious surface	Means a surface such as a road, rooftop, footpath, paving, decking, swimming pool, patio, driveway, vehicle access and manoeuvring area 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.
Indicative road	Means a connective roading route that is identified on the planning maps.
Indigenous vegetation	Means vegetation that occurs naturally in New Zealand or arrived in New Zealand without human assistance. For the purposes of this plan, domestic or ornamental / landscaping planting or planted shelter belts comprising indigenous species are not included.
Industrial activity	Means the production, processing, bulk moving or storage in bulk of any materials, goods or products: (a) Production includes: (b) manufacturing; and (c) assembly from components. (d) Processing includes: (e) repair; (f) servicing; (g) maintenance; and (h) assembly of materials, goods or product. (i) Bulk storage includes: (j) warehousing.
Informal recreation	Means any activity whose primary aim is the enjoyment of leisure of a primarily non-competitive, casual nature. It includes amenity and conservation plantings, children's play areas, shelters, public toilets and other buildings necessary for the maintenance of the park.

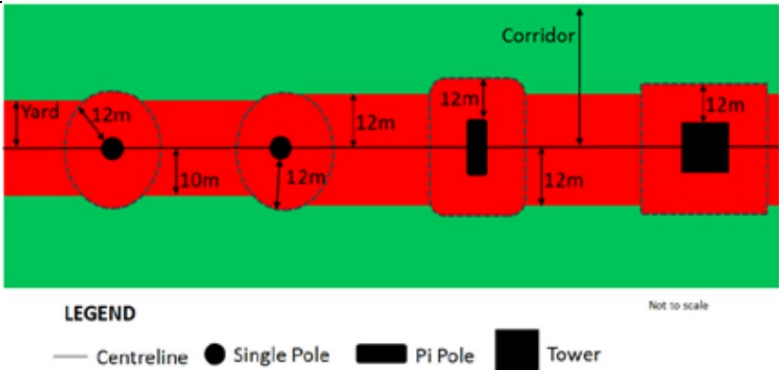
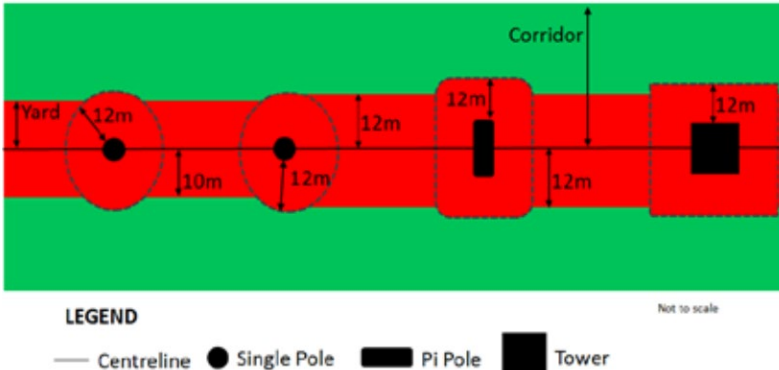
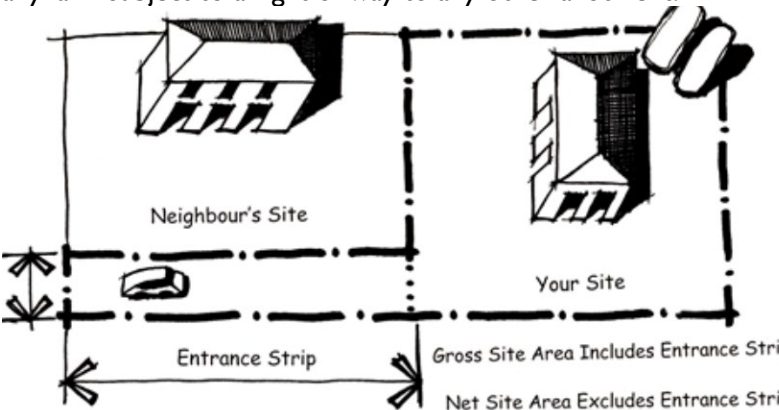
Definition	Meaning
Infrastructure	<p>Means:</p> <ul style="list-style-type: none"> (a) pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel or geothermal energy; (b) a network for the purpose of telecommunication, as defined in section 5 of the Telecommunications Act 2001; (c) a network for the purpose of radiocommunication, as defined in section 2(1) of the Radiocommunications Act 1989; (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: <ul style="list-style-type: none"> (e) uses them in connection with the generation of electricity for the person's use; and (f) does not use them to generate any electricity for supply to any other person; (g) a water supply distribution system, including a system for irrigation; (h) a drainage or sewerage system; (i) structures for transport on, under or over land by cycle ways, rail, roads, walkways, or any other means; (j) facilities for the loading or unloading of cargo or passengers transported on land by any means; (k) an airport as defined in section 2 of the Airport Authorities Act 1966; (l) a navigation installation as defined in section 2 of the Civil Aviation Act 1990; (m) facilities for the loading or unloading of cargo or passengers carried by sea, including a port-related commercial undertaking, as defined in section 2(1) of the Port Companies Act 1988; or (n) 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.

Definition	Meaning
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>It includes:</p> <ul style="list-style-type: none"> (a) intensive pig farming undertaken wholly or principally in sheds or other shelters or buildings; (b) free-range pig farming; (c) poultry or game bird farming undertaken wholly or principally within sheds or other shelters or buildings; (d) free-range poultry or game bird farming; (e) mushroom farming; and (f) intensive goat farming. (g) It excludes the following, provided the building is used for the purpose for which it was built: <ul style="list-style-type: none"> (h) woolsheds; (i) dairy sheds; (j) calf pens or wintering accommodation for less than 30 stock (except where stock are being reared for the replacement of breeding stock to be used on the same property); and (k) glasshouse production or nurseries.
Landscape Restoration Area	<p>Means an area shown on the planning maps, within the Rangitahi Peninsula Zone, 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.</p>
Large-scale wind farm	<p>Means buildings, structures, access tracks and turbines used to generate electricity from wind and convey the electricity to an associated substation in order to supply the wholesale electricity market.</p>
Limited access road	<p>Means the following roads in the district to which sections 88 to 98 of the Government Rounding Powers Act 1989 apply:</p> <ul style="list-style-type: none"> (a) State Highway 1, except those parts within Huntly town boundaries and in Taupiri between Mangawara bridge and Kainui Road; (b) State Highways 2 and 26; and (c) State Highway 23 from the Hamilton City boundary to the Okete Stream bridge south abutment.
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>

Definition	Meaning
	
Lot	Means a parcel of land held, or proposed to be held, under a Record of Title.
Lux	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.
Maaori Areas of Significance	Means an area of significance to Maaori listed in Appendix 30.4 (Maaori Areas of Significance) and shown on the planning maps.
Maaori Freehold Land	Means land determined by the Māori Land Court as being 'Māori Freehold Land'.
Maaori Customary Land	Means land determined by the Māori Land Court as being 'Māori Customary Land'.
Maaori Sites of Significance	Means Sites of Significance to Maaori listed in Appendix 30.3 (Maaori Sites of Significance), and as shown on the planning maps.
Maintenance and repair	Means (for historic heritage items listed in Appendix 30.1) making good: decayed or damaged material, and includes works involving stabilisation, restoration, preservation and conservation.
Marae complex	Means a group of buildings that constitutes a marae and can be made up of a wharenuī (meeting house), wharekai (eating house), an aatea (courtyard area in front of the wharenuī), urupā (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 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; and includes but is not limited to driver training or education, police or security training, and vehicle testing.
Mineral	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 stone, and a prescribed substance within the meaning of the Atomic Energy Act 1945.
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

Definition	Meaning
	and wastewater, together with ancillary buildings and structures (including caretaker's accommodation).
Minor dwelling	Means a second dwelling independent of the principal dwelling(s) on the same site.
Minor infrastructure structure	Means any above-ground box-like structure or enclosure associated with infrastructure or that receives or transmits to or from any part of an infrastructure network, which includes: electricity junction pillars; transformers; switchgear; gas infrastructure; telecommunications plinths and pillars; water infrastructure; cabinetry for stormwater/wastewater networks; electricity storage, and generators (less than 10m ² in area and 2.5m in height); and link pillars.
Minor upgrading of existing infrastructure	Means an increase in the capacity, efficiency or security of existing infrastructure where this utilises existing structures and networks and/or structures and networks of a similar scale and character.
Motor sport and recreation events	Means, within the Hampton Downs 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: (a) Minor Event: <700 arrival vehicles per hour (vph) and <2,000 total vehicles (b) Medium Event: 701 – 1,300 arrival vph or 2,100 – 3,500 total vehicles (c) Major Event: 1,301 – 2,500 arrival vph or 5,001 total vehicles (d) Extreme Event: 1801 – 2500 arrival vph or 5,001 – 8,000 total vehicles (e) 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.

Definition	Meaning
Motor sport and recreation facilities	<p>Means any buildings or structures in the 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' 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.
Multi-unit development	<p>Means multiple residential units which are integrated in a comprehensive manner.</p> <p>It includes:</p> <ul style="list-style-type: none"> (a) an apartment building; and (b) a duplex. <p>(c) It excludes:</p> <ul style="list-style-type: none"> (d) retirement villages; (e) papakaainga housing development; and (f) papakaainga building.
National grid	Means the assets used or owned by Transpower NZ Limited.
National grid yard	<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; (c) 32m for 110kV national grid lines on towers; and (d) 37m for the 220kV transmission lines.

Definition	Meaning
	 <p>LEGEND</p> <p>— Centreline ● Single Pole ■ Pi Pole ■ Tower</p> <p>Not to scale</p>
National grid corridor	<p>Means the area located:</p> <p>12 metres in any direction from the outer edge of a national grid support structure; and</p> <p>10 metres either side of the centre line of any above-ground 110kV national grid line on single poles; and</p> <p>12 metres either side of the centre line of any above-ground national grid line on towers.</p>  <p>LEGEND</p> <p>— Centreline ● Single Pole ■ Pi Pole ■ Tower</p> <p>Not to scale</p>
Neighbourhood centre	<p>Means a single or small grouping of commercial activities that service the day-to-day needs of the local community. Neighbourhood centres are identified in structure plans or on the planning maps.</p>
Net site area	<p>Means the area of a site, or the area of an allotment in the context of a subdivision, excluding:</p> <p>any access or access leg less than 6 metres wide; and</p> <p>any land subject to a right of way to any other allotment.</p>  <p>Neighbour's Site</p> <p>Your Site</p> <p>Entrance Strip</p> <p>Gross Site Area Includes Entrance Strip</p> <p>Net Site Area Excludes Entrance Strip</p>
Network utility operator	<p>Has the same meaning as in s166 of the Resource Management Act 1991.</p>
Noise-sensitive activity	<p>Means the following:</p>

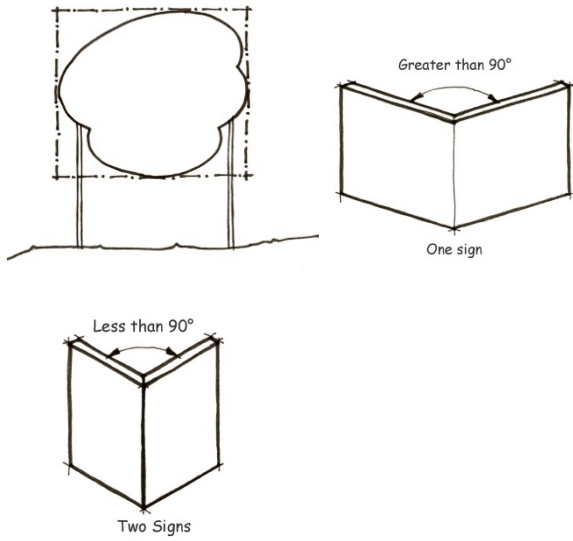
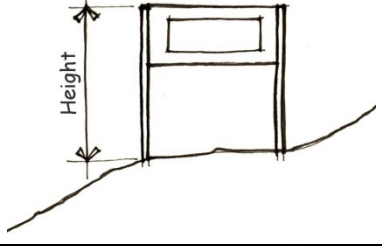
Definition	Meaning
	<p>(a) buildings used for residential activities, including boarding establishments, rest homes, retirement villages, papakainga housing development, in-house aged care facilities, travellers' accommodation, and other buildings used for residential accommodation but excluding camping grounds;</p> <p>(b) marae and marae complex;</p> <p>(c) hospital;</p> <p>(d) teaching areas and sleeping rooms in an education facility.</p>
Non-automotive activities	Means, within the Hampton Downs Motor Sport and Recreation Zone, a business that is not covered by the definition of 'Automotive activities'.
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.
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, 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</p>

Definition	Meaning
	lining and the associated processes of bleaching and chemical and by-product recovery.
Office	Means premises used for an administrative or professional services where people work primarily sitting at desks, for example accounting or legal services.
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.
Outstanding Natural Feature	Means a feature identified as an Outstanding Natural Feature on the planning maps.
Outstanding Natural Character Area	Means an area identified as an Outstanding Natural Character Area on the planning maps.
Outstanding Natural Landscape	Means a landscape identified as an Outstanding Natural Landscape on the planning maps.
Overland flow path	Means either a primary or secondary stormwater flow path.
Papakaainga building	Means a building 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.
Produce stall	Means any land, building or part of any building that is used for the sale of farm and garden produce grown or produced on the site on which the produce stall is sited. 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 produce stall.
Prospecting	Has its meaning given in the Crown Minerals Act 1991.
Public amenity	Means facilities continuously offered to the general public for their use with or without charge, including restrooms, information displays, shelters, drinking fountains, outdoor seating and 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.
Rangitahi commercial activity	Means within the Rangitahi area, one or any combination of the following activities: (a) the sale, distribution or supply of goods and services; (b) healthcare facilities; (c) repair services; (d) sports and recreation equipment manufacture and sales.

Definition	Meaning
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.
Rear Record of Title	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.
Renewable electricity generation activities	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.
Research and exploratory-scale investigations for renewable electricity	Means undertaking 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) for the purposes of storing water for municipal supply or firefighting, but excludes rainwater tanks that supply a single site.
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 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.
Residential unit	Means a building or group of buildings, or part of a building or group of buildings that is: 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.
Residual risk	Means the remaining level of risk after 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.

Definition	Meaning
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: (c) 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 (d) it is a rest home within the meaning of s58(4) of the Health and Disability Services (Safety) Act 2001; and (e) includes not less than two residential units; and (f) may include any or all of the following facilities or services for residents on the site: <ul style="list-style-type: none"> (g) a care home within a retirement village; (h) a hospital within a retirement village; (i) nursing, medical care, welfare, accessory non-residential and/or recreation facilities and/or services. (j) 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. (k) 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. (l) 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.
Risk	<p>Means in respect of any hazardous substance, represents the likelihood of specified consequences of a specific event (for example, an explosion, a fire or a toxic release) on people, ecosystems or the built environment.</p>
Risk assessment	<p>Means the overall process of risk identification, risk analysis and risk evaluation.</p>

Definition	Meaning
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, emergency telephones, cables and ducting.
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>
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>

Definition	Meaning
Self-contained power unit	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.
Sensitive land use	Means an education facility including a childcare facility, waananga and koohanganga reo, a residential activity, papakaainga building, rest home, retirement village, travellers' accommodation, home stay, health facility or hospital.
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 unit for domestic requirements, such as garbage storage and clothes line, but excludes any space required for a living court, parking, manoeuvring, or buildings.
Sign	<p>Means any device, graphic or display of whatever nature that is visible from a public place, for the purposes of:</p> <ul 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. <p>Sign Dimensions are calculated by measuring the rectangular area which encloses the uneven shaped sign.</p>  <p>Greater than 90°</p> <p>One sign</p> <p>Less than 90°</p> <p>Two Signs</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.

Definition	Meaning
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	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; (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; (c) in the case of cross-leases, the area for exclusive use comprised within the cross-lease, excluding any common property.
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.
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 a factor of safety against failure of greater than 1 under all expected conditions.
Storage	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.
Subdivision	Has the meaning in section 218 of the Resource Management Act 1991.
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 public telecommunications uses such as, but not limited to, wireless broadband.
Temporary event	Means a social, cultural or recreation event that has a duration of less than 72 hours, including entertainment events, carnivals, festivals, fairs, markets, and exhibitions, and associated temporary buildings and car parks.
Temporary infrastructure	Short-term structures and activities undertaken by a network utility operator as defined by the Resource Management Act 1991, including the operation of generators, including diesel-powered generators.
Transport depot	Means truck parking or servicing site, or depot for the handling or transfer of materials or vehicles.

Definition	Meaning
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.
Use	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 includes mixing, blending and packaging operations, or the use of a hazardous substance as a cooling or heating medium. It does not include 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 loading out and dispensing of petroleum products.
Utility allotment	Means an allotment used exclusively for the purposes of accommodating infrastructure.
Vegetation clearance	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.
Vehicle movement	Means the single passage of any vehicle between a road and a site.
Viable Record of Title	Means in the Rural Zone, a Record of Title that contains at least 5000m ² , 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 area of land 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.
Waananga	Means a learning facility where family and extended family are educated in whaanau ora.
Waste management	Means activities relating to the minimisation or reduction of waste material and reuse, recycling, recovery, treatment, storage and disposal processes.
Waste management facility	Means a facility which provides waste management storage, disposal services or waste remediation and materials recovery services, in relation to solid waste. Waste management facilities include: landfills, cleanfills, commercial composting operations, recovery operations, transfer stations, recycling centres and resource recovery centres.
Wetland	Has the meaning in the Resource Management Act 1991.
Whaanga Coast Development Area	Means an area of land on the Whaanga Coast shown on the planning maps that provide for specific developments on Maori 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

Definition	Meaning
	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 the main building on a marae where guests are accommodated.
Wind energy facility	Means buildings, turbines and structures used to generate electricity from the wind, and ancillary structures. It includes electricity lines of less than 110kV.
Works arborist	Means a person who: possesses a recognised arboricultural degree, diploma or certificate and on-the-job experience and is familiar with the tasks, equipment and hazards involved in arboricultural operations; and has demonstrated competence to obtain a Level 4 NZQA Certificate in Horticulture Services (Arboriculture) or equivalent standard.

Abbreviations

[Drafting note: Given the scope of this exercise to rehome notified provisions, new provisions were not drafted.]

This will be addressed through the Decisions Version of the Plan]

Abbreviation	Full terms

Glossary

Explanation regarding spelling of Maaori terms in the Waikato District:

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.

[Drafting note: Direction 2 of the Definitions Standard requires that Te reo Māori terms used in rules must be defined or translated in English in the Definitions chapter. This will be addressed in the Decisions Version]

Maaori	English
Puritia nga taonga tuku iho a ngaa tuupuna hei tiki huia maa ngaa uri whakatupu a Aotearoa.	Keep the treasures handed down by the ancestors as a precious legacy for the future generations in Aotearoa New Zealand.
Tooku awa koiora me oona pikonga he kura tangihia o te maataamuri.	The river of life, each curve more beautiful than the last.
Aotearoa	Maaori name for New Zealand
hapuu	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 <i>whānau</i> 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 <i>hapū</i> usually shared adjacent territories forming a looser tribal federation (<i>iwi</i>). (http://maoridictionary.co.nz/)
hauora	health care
hui	gathering, meeting, assembly, seminar, conference (http://maoridictionary.co.nz/)
iwi	'people', often translated as 'tribe' that is usually made up of many hapuu or subtribes that descend from the waka or tupuna or ancestor
kainga	home, address, residence, village, settlement, habitation, habitat, dwelling (http://maoridictionary.co.nz/)
kaitiaki	steward/guardian
kaitiakitanga	stewardship/guardianship
kaumaatua	Adult, elder, elderly man, elderly woman, old man - a person of status within the whanau (http://maoridictionary.co.nz/)
kawa	protocol
kawanatanga principle	The Principle of Government (from The Treaty of Waitangi)
kiingitanga	The Maaori King Movement that was established in 1858 in New Zealand. It is a monarchy that plays 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) (http://maoridictionary.co.nz/)
paa tuna	Eel weir, weir for catching eels (http://maoridictionary.co.nz/)
papakaainga	Original home, home base, village, communal Māori land (http://maoridictionary.co.nz/)
papakaainga housing	See Definitions
poukai	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), 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	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	Term used for the tribes whose ancestors came on the Tainui canoe and whose territory includes Waikato, Hauraki and King Country (http://maoridictionary.co.nz/)
Tangata Whenua	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	Water spirit, monster, dangerous water creature, powerful creature, chief, powerful leader, something or someone awesome – that are often regarded as guardians. Taniwha referred to in the following whakatauki “ <i>He piko he taniwha, he piko he taniwha. At every bend there is a chief.</i> ” These taniwha represent a chief of tremendous influence usually at every bend of the Waikato River was a paa with its own chief (http://maoridictionary.co.nz/)
taonga	Treasure, anything prized - applied to anything considered to be of value, including socially- or culturally-valuable objects, resources, phenomena, ideas and techniques (http://maoridictionary.co.nz/)
Te Tiriti o Waitangi	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)
tikanga or tikanga maaori	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"
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/)
whakataukii	Proverb, significant saying, formulaic saying, cryptic saying, aphorism. Like whakatauaakii and pepeha they are essential ingredients in whaikoorero (http://maoridictionary.co.nz/)

National policy statements and New Zealand Coastal Policy Statement

(1) National Policy Statements

- (a) At a national level, the RMA provides for National Policy Statements, which set out objectives and policies for resource management matters of national significance that are relevant to achieving the purpose of the RMA. Such statements guide subsequent decision-making under the RMA at national, regional and district levels. The Ministry for the Environment holds a comprehensive listing of all current national Policy Statements.

[Drafting note this text is from the National Planning Standards]

Table 1 – National policy statements and New Zealand Coastal Policy Statement

National policy statements and New Zealand Coastal Policy Statement	
National policy statements (NPSs) and the New Zealand Coastal Policy Statement (NZCPS) form part of the Resource Management Act's policy framework and are prepared by central government. NPSs and the NZCPS contain objectives, policies and methods that must be given effect to by policy statements and plans. NPSs and the NZCPS must also be given regard to by consent authorities when making decisions on resource consent applications, alongside other considerations.	
The following table provides an overview of whether any relevant review/s of the [insert name of policy statement or plan] has been undertaken in relation to NPSs and the NZCPS.	
National Policy Statement on Freshwater Management 2014 (amended in August 2017)	[insert the relevant option from instruction 17c]
National Policy Statement on Urban Development Capacity 2016	[insert the relevant option from instruction 17c]
National Policy Statement on Renewable Electricity Generation 2011	[insert the relevant option from instruction 17c]
New Zealand Coastal Policy Statement 2010	[insert the relevant option from instruction 17c]
National Policy Statement on Electricity Transmission 2008	[insert the relevant option from instruction 17c]

[This will need to be addressed / updated in the Decisions Version]

National environmental standards

(I) National environmental standards

- (a) National Environmental Standards are technical standards relating to the use, development and protection of natural and physical resources and are a form of regulation. Methods for implementing these standards are prescribed by the legislation, which promotes consistent standards, requirements or recommended practices. National standards override existing provisions in plans that have a lower standard.
- (b) National Environmental Standards are regulations issued under sections 43 and 44 of the RMA and apply nationally. This means that each regional, city or district council must enforce the same standard. In some circumstances, councils can impose stricter standards.
- (i) Currently the following six standards are in effect:
 - (ii) National Environmental Standards for Air Quality
 - (iii) National Environmental Standard for Sources of Human Drinking Water
 - (iv) National Environmental Standards for Telecommunication Facilities
 - (v) National Environmental Standards for Electricity Transmission
 - (vi) National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, and
 - (vii) National Environmental Standard for Plantation Forestry.

[Drafting note this text is from the National Planning Standards]

Table 2 – National environmental standards

National environmental standards
<p>National environmental standards (NESs) are prepared by central government and can prescribe technical standards, methods (including rules) and/or other requirements for environmental matters throughout the whole country or specific areas. If an activity doesn't comply with an NES, it is likely to require a resource consent. NESs must be observed and enforced by local authorities. The following NESs are currently in force:</p> <ul style="list-style-type: none">• Resource Management (National Environmental Standard on Plantation Forestry) Regulations 2017• Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016• Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011• Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009• Resource Management (National Environmental Standard for Sources of Drinking Water) Regulations 2007• Resource Management (National Environmental Standards for Air Quality) Regulations 2004 (amended 2011).

[This will need to be addressed / updated in the Decisions Version]

Regulations

[Drafting note: this text is from the National Planning Standards]

Table 3 – Regulations

Regulations
<p>The regulations included in this chapter come under the Resource Management Act 1991 (excluding the national environmental standards listed above). These regulations are:</p> <ul style="list-style-type: none"> • Resource Management (Discount on Administrative Charges) Regulations 2010 • Resource Management (Exemption) Regulations 1996 • Resource Management (Exemption) Regulations 2017 • Resource Management (Forms, Fees, and Procedure) Regulations 2003 • Resource Management (Infringement Offences) Regulations 1999 • Resource Management (Marine Pollution) Regulations 1998 • Resource Management (Measurement and Reporting of Water Takes) Regulations 2010 • Resource Management (Network Utility Operations) Regulations 2016 • Resource Management (Transitional, Fees, Rents, and Royalties) Regulations 1991

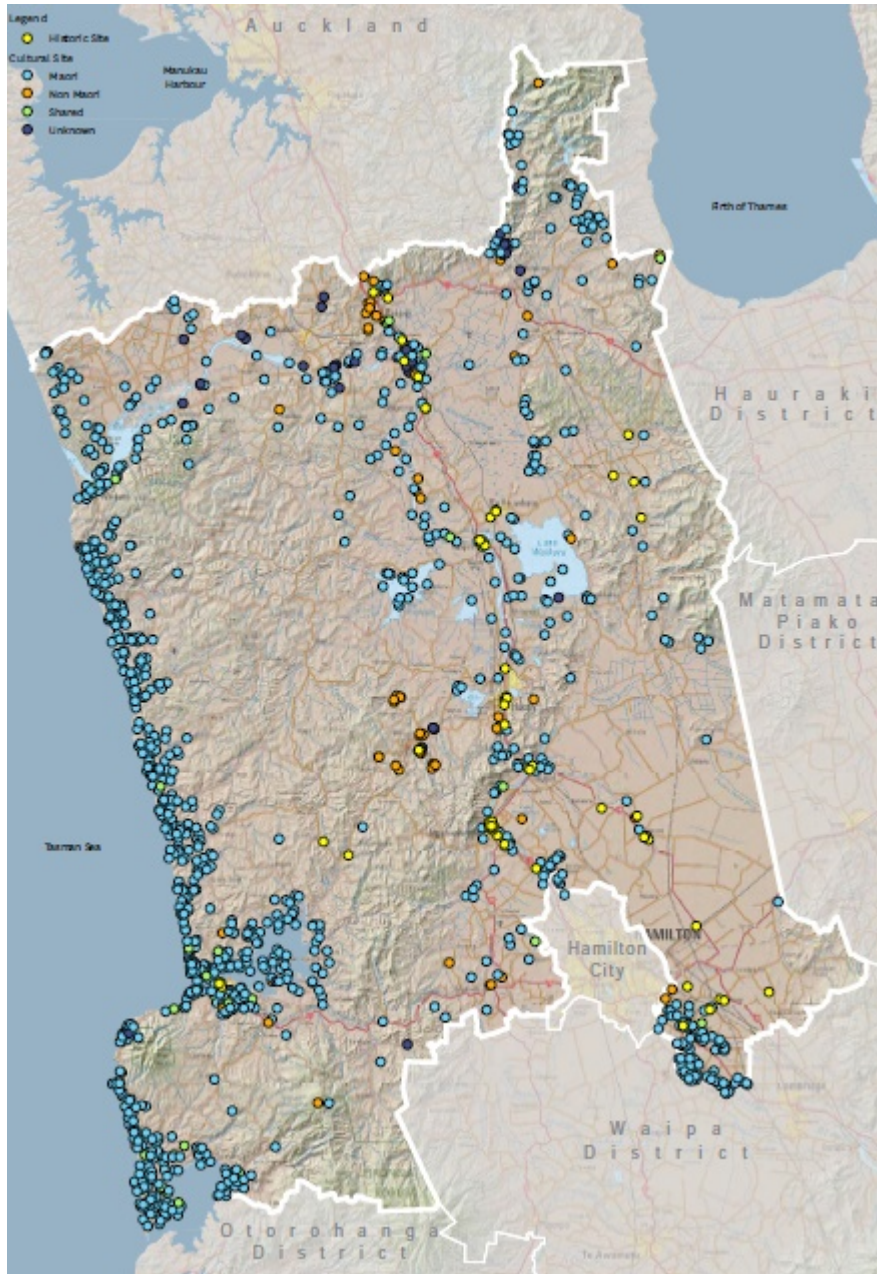
This will need to be addressed / updated in the Decisions Version]

Tangata whenua

(I) Ngaa Iwi o Tainui ki te Waikato Takiwaa

History

Figure I – Historic and Cultural Sites



- (a) After 1300/1400AD the descendants of the Tainui waka began to spread inland and populate Hauraki, Waikato, Maniapoto and Raukawa areas. In the Waikato takiwa(district) there became two distinctive landscapes from Aotea Harbour to Te Puaha o Waikato (mouth of the Waikato River at Port Waikato), and the Waikato River landscape that follows the river from Tamahere to Te Puaha o Waikato. The archaeological evidence of the settlement pattern on the west coast and along the banks

and tributaries of the Waikato River pointed to the rich resources that sustained the Hapuu of the Iwi.

(b) Today there are 33 iwi/hapuu in the Waikato takiwa who have mana whenua as part of Ngaa Iwi o Tainui:

- Ngaati Maahanga
- Ngaati Mahuta
- Ngaati Makirangi
- Ngaati Naho
- Ngaati Ngutu
- Ngaati Paretauaa
- Ngaati Paretekawa
- Ngaati Pou
- Ngaati Aamaru
- Ngaati Aapakura
- Ngaati Haua
- Ngaati Hikairo
- Ngaati Hine
- Ngaati Koheriki
- Ngaati Korokii
- Ngaati Kuiaarangi
- Ngaati Puhiawe
- Ngaati Raukawa ki Panehaakua
- Ngaati Ruru
- Ngaati Tahinga
- Ngaati Tamainupo
- Ngaati Tamaoho
- Ngaati Taratikitiki
- Ngaati Te Ata
- Ngaati Te Wehi
- Ngaati Tai
- Ngaati Tipaa
- Ngaati Wairere
- Ngaati Werokoko
- Ngaati Whaawhaakia
- Ngaitai
- Tainui

- Te Aakitai
- (c) Te Whakakitenga o Waikato Incorporated Society (Waikato-Tainui) is the Iwi authoritative representative of the 33 hapuu, 68 marae and supporters of the Kingitanga movement. The name Te Whakakitenga o Waikato represents the future “pathway” of Waikato’s social, cultural, environmental and economic wellbeing.
- (d) The district council and Iwi have an important co-management partnership in the management of the Waikato River under the Joint Management Agreement (JMA 2010). This relationship depends on challenges of clarifying and enhancing the role of Iwi, hapuu and marae communities in decision-making processes under both, a treaty and collaborative planning framework. This can be achieved if Maaori and Council work together as partners and joint sponsors of collaborative processes.
- (e) For Iwi within the Waikato district, significant events have shaped their perspective and attitudes to their people, lands, waterways, waahi tapu (sacred sites) and environs. The establishment of the Kiingitanga movement, the land wars, which ensued, the wholesale confiscation of lands across the region, had an undeniable impact.
- (f) Subsequently, the way in which the Iwi has mobilised itself to derive a livelihood and seek redress was by setting a pathway forward that others could follow in the settlement process. Treaty settlements and relationships stemming from these agreements continue to have an increasing impact on growth, opportunity, and environmental stewardship of natural resources in the region.
- (g) The Waikato River in its broad definition under the Settlement legislation, Raglan (Whaingaroa) and Aotea Harbours, Miranda coast, along with the Hunua, Hapuakohe, Taupiri and Hakarimata Ranges, Mounts Pirongia and Karioi, are all significant culturally, and important landmarks for Waikato. This relationship is evident in many whakatauki and waiata, and in oral histories.
- (h) Enabling Maaori to establish and maintain their relationship, cultures and traditions with their ancestral lands is a matter of national importance. It is important that this is consistent with the environmental capacity of the area to sustainably use ancestral land for such purposes that will promote the economic, cultural and social health and wellbeing of the Maaori community. In this regard, Council supports Maaori land entities in the development of good quality papakaainga housing on multiple-owned land.
- (i) Waikato District Council has boundary relationships with the following Iwi authorities:
 - Hauraki Collective
 - Maniapoto Iwi Trust Board
 - Raukawa Settlement Trust

(2) Te Tiriti o Waitangi

- (a) The Treaty of Waitangi is a foundational legal document for New Zealand. The Crown is the primary Treaty partner responsible for the Treaty relationship. However, in delegating responsibilities to councils, Parliament acknowledges the need to ensure that local authorities give appropriate consideration to the principles of the Treaty as part of their statutory Maaori obligations.
- (b) The purpose of the RMA (s.5) embraces the social, economic and cultural well-being of people, and s.6 pays particular attention to the special relationship Mana Whenua have with the land, sea and waterways. In s.6 (e) and (g), the relationship of Mana Whenua and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other

taonga is identified as a matter of national importance. The RMA (s.8) provides a clear direction on council's responsibilities in terms of the Treaty. Part 2 (Purpose and principles) of the Act outlines the importance of the role Mana Whenua have in the sustainable management of natural and physical resources.

(3) Kiingitanga

- (a) The Kiingitanga was founded in 1858 with the aim of uniting Maaori under a single sovereignty. Waikato is the seat of the Kiingitanga movement. The appointment of Pootatau Te Wherowhero as the first Maaori King was not only based on his whakapapa, exceptional skills as a warrior, and intricate knowledge of te Ao Maaori (the Maaori World), but also in recognition of the rich resources he commanded from the surrounding environment. The new King would be required to feed the masses on a regular basis, and the resources within the rohe enabled the King to provide a bountiful amount of food. Today the Maaori King Movement is still seen as an important and enduring expression of Maaori unity and holds an established place in New Zealand society.

(4) Values of importance

- (a) Kaitiakitanga
 - (i) Tangata Whenua has a responsibility to protect and nurture the mauri of all living things. The exercise of kaitiakitanga recognises the intricate balance and integral relationship between all natural resources. Tangata Whenua learnt and long recognised that, in order for the environment to sustain life, people in turn, had to protect and sustain the environment.
- (b) Manaakitanga
 - (i) Iwi is able to provide sustenance for all manuhiri that arrive in the rohe. The ability to care for and support manuhiri demonstrates the mana and wealth of the tribe. Waikato is also the home for many other Maaori from other Iwi, who choose to live, work and play in the region
- (c) Tikanga
 - (i) Good management of resources ensures that the whenua could continually provide for the Iwi and all manuhiri. The tools required to sustain resources is captured in tikanga. Tikanga ensures that, during customary gatherings, acknowledgement is provided to the domain of the various Atua to respect the mutual relationship and guarantee a successful bounty for the following years. Tikanga embodies all aspects of mana whakahaere. Tikanga in the management of resources is a living, evolving concept that the Iwi developed over generations learning from experience, from both successes and failures, in resource management.

(5) Settlements Acts / Co-management/ Rivers – Vision and Strategies / Joint Management Agreement

Settlements

- (a) Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010
 - (i) In 2010 the Joint Management Agreement (JMA), prepared under the Waikato Raupatu Claims (Waikato River) Settlement Act 2010 was signed with Waikato-Tainui. It sets out how the Council and Waikato-Tainui will work together to restore and protect the health and well-being of the Waikato River. Since the

signing of this agreement, there has been a strong focus on effective engagement with Iwi and a growing realisation that a holistic approach to this engagement is needed across the organisation.

(b) The River Settlement Acts

- (i) The Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010, the Ngaati Tuwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010 and the Nga Wai o Maniapoto (Waipa River) Act 2012 – collectively called "the River Settlement Acts" - are statutes which are unique to the Waikato River and its catchment. The River Settlement Acts incorporate the Vision and Strategy (Te Ture Whaimana o Te Awa o Waikato) into the Waikato Regional Policy Statement without the use of a Schedule 1 of the RMA process, and reflects a required comprehensive 'whole of river' approach by all territorial authorities. A key objective of the Acts is to maintain and enhance the relationship between Waikato-Tainui and the Waikato Regional Council by working in good faith with open and honest communications.

(c) Nga Wai o Maniapoto (Waipa River) Act 2012

- (i) With respect to the Waipa River, this legislation seeks to restore and maintain the quality and integrity of the waters that flow into and form part of the Waipa River for present and future generations, and the care and protection of the mana tuku iho o Waiwaia.

(d) Ngati Tuwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010

- (i) The purpose of this Act is to recognise the significance of the Waikato River to Ngati Tuwharetoa, Raukawa, and Te Arawa River Iwi. This Act provides for the co-management arrangements for the whole of the Waikato River and establishes the Waikato River Clean-up Trust.

(e) Co-Management

- (i) The purpose of these agreements is to provide for an enhanced relationship between parties on areas of common interest.

(f) Memorandum of Understanding (Ngaa Uri aa Maahanga)

- (i) There is a memorandum of understanding with Ngaa Uri aa Maahanga which formalises an informal relationship that Council has had with Ngaa Uri aa Maahanga for a number of years.

(g) Memorandum of Agreement (Ngaati Hauaa Iwi Trust)

- (i) There is a memorandum of agreement with Ngaati Hauaa Iwi Trust which formally records the relationship that Council has with Ngaati Hauaa Iwi Trust and provides direction for both parties.

(h) Memorandum of Understanding (Te Whaanga 2B3B2 & 2B1 Ahu Whenua Trust)

- (i) There is a memorandum of understanding with Ngaati Hounuku being represented by Te Whaanga 2B3B2 & 2B1 Ahu Whenua Trust in relation to the Te Whaanga Roding matters, and the sewerage and wastewater pipeline.

(6) Rivers – Vision and Strategy

(a) Vision and Strategy for the Waikato River

- (i) The Vision and Strategy is Te Ture Whaimana o Te Awa o Waikato [s9(3)] and is intended by Parliament to be the primary direction-setting document for the Waikato River and activities within its catchment [s5(1)].
 - (ii) This district plan reflects the new era of co-management between Waikato District Council and iwi. The Settlement Act requires that a district plan shall give effect to the Vision and Strategy.
 - (iii) The Vision and Strategy responds to four fundamental issues:
 - 1. The degradation of the Waikato River and the ability of Waikato River iwi to exercise kaitiakitanga or conduct their tikanga and kawa;
 - 2. The relationships and aspirations of communities with the Waikato River;
 - 3. The cumulative effects of physical intervention, land use and subsurface hydrological changes on the natural processes of the Waikato River;
 - 4. The time and commitment required to restore and protect the health and well-being of the Waikato River.
- (b) Vision for the Waikato River
- (i) The Vision and Strategy for the Waikato River is contained in Schedule 2 of the Settlement Act. Clauses (1) and (2) of the Vision state:
 - 1. Tooku awa koiora me oona pikonga he kura tangihia o te maataamuri. The river of life, each curve more beautiful than the last.
 - 2. Our vision is for a future where a healthy Waikato River sustains abundant life and prosperous communities who, in turn, are all responsible for restoring and protecting the health and well-being of the Waikato River, and all it embraces, for generations to come.
- (c) Strategy for the Waikato River
- (i) In order to achieve the Vision for the Waikato River, the following strategies are to be followed:
 - 1. Ensure that the highest level of recognition is given to the restoration and protection of the Waikato River.
 - 2. Establish what the current health status of the Waikato River is by utilising maatauranga Maaori and latest available scientific methods.
 - 3. Develop targets for improving the health and wellbeing of the Waikato River by utilising maatauranga Maaori and latest available scientific methods.
 - 4. Develop and implement a programme of action to achieve the targets for improving the health and well-being of the Waikato River.
 - 5. Develop and share local, national and international expertise, including indigenous expertise, on rivers and activities within their catchments that may be applied to the restoration and protection of the health and wellbeing of the Waikato River.
 - 6. Recognise and protect Waahi tapu and sites of significance to Waikato-Tainui and other Waikato River iwi (where they do decide) to promote their cultural, spiritual and historic relationship with the Waikato River.

7. Recognise and protect appropriate sites associated with the Waikato River that are of significance to the Waikato regional community.
 8. Actively promote and foster public knowledge and understanding of the health and wellbeing of the Waikato River among all sectors of the Waikato community.
 9. Encourage and foster a "whole of river" approach to the restoration and protection of the Waikato River, including the development, recognition and promotion of best practice methods for restoring and protecting the health and wellbeing of the Waikato River.
 10. Establish new, and enhance existing, relationships between Waikato-Tainui, other Waikato River iwi (where they so decide) and stakeholders with an interest in advancing restoring and protecting the health and wellbeing of the Waikato River.
 11. Ensure that cumulative adverse effects on the Waikato River of activities are appropriately managed in statutory planning documents at the time of their review.
 12. Ensure appropriate public access to the Waikato River while protecting and enhancing health and well-being of the Waikato River.
 13. While implementation of a number of these strategies is the direct responsibility of the Waikato Regional Council whose jurisdiction falls within the Waikato River catchment, local authorities have a statutory duty to ensure that their district plans give effect to regional policy statements. Council discharges this statutory duty through a combination of district plan objectives, policies and methods, its collaborative relationship with Waikato Regional Council concerning issues that affect the Waikato River, and the legally-binding obligations set out in the Joint Management Agreement signed with Waikato-Tainui on 23 March 2010.
- (d) Issue - Health and wellbeing of the Waikato River
- (i) Land use and development activities can adversely affect the ability of the Waikato River to sustainably support the economic, social, cultural and environmental aspirations of Waikato-Tainui and the community.
- (e) Objectives
- (i) The following objectives are informed by the Vision for the Waikato River which is contained within Schedule 2 of the Settlement Act.
 1. The restoration and protection of the health and wellbeing of the Waikato River;
 2. the restoration and protection of the relationships of Waikato-Tainui with the Waikato River, including their economic, social, cultural, and spiritual relationships;
 3. The restoration and protection of the relationships of Waikato River iwi according to their tikanga and kawa with the Waikato River, including their economic, social, cultural, and spiritual relationships;

4. The restoration and protection of the relationships of the Waikato Region's communities with the Waikato River, including their economic, social, cultural, and spiritual relationships;
 5. The integrated, holistic, and co-ordinated approach to management of the natural, physical, cultural, and historic resources of the Waikato River;
 6. The adoption of a precautionary approach towards decisions that may result in significant adverse effects on the Waikato River and, in particular, those effects that threaten serious or irreversible damage to the Waikato River;
 7. The recognition and avoidance of adverse cumulative effects, and potential cumulative effects, of activities undertaken both on the Waikato River and within the catchment on the health and wellbeing of the Waikato River;
 8. The recognition that the Waikato River is degraded and should not be required to absorb further degradation as a result of human activities;
 9. The protection and enhancement of significant sites, fisheries, flora, and fauna;
 10. The recognition that the strategic importance of the Waikato River to New Zealand's social, cultural, environmental, and economic wellbeing requires the restoration and protection of the health and wellbeing of the Waikato River;
 11. The restoration of water quality within the Waikato River so that it is safe for people to swim in and take food from over its entire length;
 12. The promotion of improved access to the Waikato River to better enable sporting, recreational, and cultural opportunities;
 13. The application to the above of both maatauranga Maaori and the latest available scientific methods.
- (ii) These Vision objectives are supported by other district plan objectives and policies.
- (f) Health and wellbeing of the Waikato River
- (i) The relationship of Waikato-Tainui with the Waikato River cannot be underestimated as it lies at the heart of their identity as well being a major influence on their spiritual, cultural, historic and physical wellbeing. To Waikato-Tainui, the Waikato River is their Tuupuna Awa, an ancestor.
 - (ii) The Waikato River Claim was filed with the Waitangi Tribunal by Sir Robert Mahuta on 16 March 1987 on behalf of Waikato-Tainui, the Tainui Trust Board and Ngaa Marae Toopu but was excluded from the 1995 Raupatu Land Settlement for future negotiation.
 - (iii) The 2009 Deed of Settlement between the Crown and Waikato-Tainui acknowledges the deterioration of the health of the Waikato River while the Crown had authority over the river. The Deed of Settlement has an overarching purpose of restoring and protecting the health and wellbeing of the Waikato River for future generations. This district plan aims to restore the river's health in conjunction with other agencies. The Settlement Act gave effect to the 2009 Deed of Settlement in respect of the raupatu claims of Waikato-Tainui over the Waikato River.
- (g) Definition of Waikato River and its catchment area

- (i) The body of water known as the Waikato River flowing continuously or intermittently from the Huka Falls to the mouth of the Waikato River shown as located within the areas marked "A" and "B" on SO plan 409144, and
- (ii) All tributaries, streams and watercourses flowing into the part of the Waikato River described in sub-paragraph (i) to the extent to which they are within the areas marked "A" and "B" on SO plan 409144, and
- (iii) Lakes and wetlands within the areas marked "A" and "B" on SO plan 409144, and
- (iv) The beds and banks of the water bodies described in sub-paragraphs (i) to (iii)
- (v) For the avoidance of doubt, this definition is an excerpt from the interpretation of 'Waikato River' in Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010. The area contained within SO plan 409144 is administered by a number of territorial authorities. Waikato District Council only administers that part of SO plan 409144 that is within Waikato district.

(7) Joint Management Agreements

(a) Waikato River Joint Management Agreement (JMA) 2010

- (i) This agreement provides Council with a relationship with Waikato-Tainui to share the exercise of functions, duties and powers under the Local Government Act 2002, and the Resource Management Act 1991 and the Waikato-Tainui Deed of Settlement in relation to the Waikato River and enabling legislation.
- (ii) Council and Waikato-Tainui share areas of commonality when it comes to structure, constituency, democratic appointment, geographic influence, natural resource management, political, social and economic imperatives and long term generational planning.

(b) Guiding Principles

- (i) When this agreement is exercised Council and the Waikato Raupatu River Trust acting on behalf of Waikato –Tainui have a number of principles that layout how the JMA will provide a platform for working collaboratively when preparing RMA planning documents that relate to the Waikato and Waipa Rivers and their catchments.
- (ii) The JMA enables joint objectives of:
- (iii) The restoration and protection of the health and wellbeing g of the Waikato River for future generations; and
- (iv) Establishing and maintaining a positive, co-operative and enduring relationship consistent with the guiding principles and the principles for engagement
- (v) Work co-operatively on matters of common interest to both parties.
- (vi) The JMA also has a number of schedules that outline the process for engagement with Waikato-Tainui to achieve the purpose, principles and objectives of this agreement.

(c) Joint Management Agreement (JMA) 2012

- (i) The Nga Wai o Maniapoto (Waipa River) Act 2012 came into effect on 5 April 2012. Under this Act there is a requirement for Waikato District Council to enter into a Joint Management agreement with Ngaati Maniapoto. The purpose of the Act

is to "...restore and maintain the quality and integrity of the waters that flow into and form part of the Waipa River for present and future generations..."

- (ii) Waikato District Council, Waipa District Council, Waitomo District Council, Otorohanga District Council and the Waikato Regional Council signed the Waipa River Joint Management Agreement with the Maniapoto Maaori Trust Board on 3 April 2013.
 - (iii) This agreement has a number of principles with the overarching purpose of restoring and maintaining the quality and integrity of the waters that flow into and form part of the Waipa River for present and future generations.
- (d) Consultation
- (i) In matters of consultation under the Resource Management Act 1991 (RMA), Te Whakakitenga o Waikato Incorporated- (Waikato-Tainui) is the iwi authority established under the Waikato Raupatu Claims Settlement Act 2010.
 - (ii) The RMA requires the principles of Te Tiriti o Waitangi and any iwi management plan to be taken into account when developing the district plan. In addition Council must consult with the iwi authority in preparing a district plan or plan change under the RMA (Schedule 1) and the Order.
 - (iii) Council has a number of joint management agreements with iwi partners that gives a platform for consultation. These agreements are the foundations for working collaboratively with our iwi partners to reflect the principles of Te Tiriti o Waitangi and the Vision and Strategy for the Waikato River.
 - (iv) According to Section 35A a local authority has a duty to keep records about iwi and hapuu, this information can be sourced from the Te Kahui Mangai website.
- (e) Iwi Management Plans
- (i) Planning documents recognised by an iwi authority and lodged with the Council must be taken into account when district plans are being prepared, and are a matter to be considered in the processing of resource consents, plan changes and designations. In addition to the requirements of the RMA, the Waikato and Waipa Rivers' associated legislation places similar responsibilities on the Council with respect to iwi planning documents. A number of Iwi Management plans are in the process of being prepared. These documents once prepared and lodged with the Council, will provide both the Council and the community with a greater understanding of the environmental issues that are of concern to Tangata Whenua.
- (f) Waikato-Tainui Environmental Plan
- (i) The Waikato-Tainui Environmental Plan ('the Environmental Plan') provides a clear high-level guidance on Waikato-Tainui objectives and policies with respect to the environment within the Waikato-Tainui rohe. The Environmental Plan also provides a process that guides the ongoing and effective involvement of Waikato-Tainui in matters related to resource use and activities affecting the environment, including the preparation of planning documents. The environmental plan encourages the initiation of the consultation/engagement process as early as practicable.
- (g) Maniapoto Iwi Environmental Management Plan
- (i) The plan identifies some of the most pressing issues for Maniapoto and the impacts on their well-being. The plan sets out clear, consistent objectives, policies, methods

and monitoring and reporting processes to help Maniapoto address those issues and to achieve their aspirations the environment.

(8) Statutory Acknowledgements

- (a) A statutory acknowledgement is a means by which the Crown has formally acknowledged the statements made by Iwi on their cultural, spiritual, historical and traditional association with a statutory area. Local authorities must attach information recording statutory acknowledgements to all statutory plans that wholly or partly cover the area. The attachment of such information is not subject to the provisions of Schedule 1 of the RMA.
- (b) A statutory area can include an area of land, a landscape feature, a lake, a river or wetland, or a specified part of the coastal marine area that is in crown ownership. The association of an Iwi with a statutory area is outlined in the schedules to a Claims Settlement Act. Section 74(2A) of the RMA requires a territorial authority to take into account any relevant planning document recognised by an Iwi authority when preparing or changing a district plan. Statutory acknowledgements relevant to the Waikato district are as follows:
 - (i) Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010
 - (ii) Maraeroa A and B Blocks Claims Settlement Act 2012
 - (iii) Ngaati Koroki Kahukura Claims Settlement Act 2014
 - (iv) Ngaati Hauaa Claims Settlement Act 2014
 - (v) Raukawa Claims Settlement Act 2014
 - (vi) Waikato-Maniapoto Maori Claims Settlement Act 1946.