



PART 1 - INTRODUCTION AND GENERAL PROVISIONS

3 Interpretation

3.1 Definitions

The following meanings are to be applied to the terms listed below, unless stated otherwise within the district plan text. If a term is not defined below but is defined in Section 2 of the Resource Management Act 1991, then the term has the meaning stated in the Act. Bold and Italic entries are explanations of Māori terms used in the plan rather than strict definitions. Those that are Italic entries only are those that are defined under legislation.

Term	Definition
Accessory building	<i>means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site but does not include any minor residential unit.</i>
Accessway	means any land, not being a road, which is intended to provide vehicular access over private land.
Adequate (in relation to water supply)	means sufficient in terms of flows and residual pressure for uses provided for in the district plan to be undertaken on the site.
Aerial	means an antenna or similar <i>communication</i> device formed by a rod, wire, panel or dish by which radio, television, telephone or electromagnetic signals are transmitted or received.
Agricultural contractors' depots	means <i>offices, storage buildings, plant and machinery used for the purposes of agricultural contracting, including ancillary activities and transport depots relating to the transportation of agricultural and horticultural produce, including livestock. Agricultural contractors' depots include the repair, servicing and maintenance of rural-based vehicles or machinery.</i>
Ahi-kā-roa	<i>Literally keeping the fires burning on the land. Refers to the way in which the rights to occupy land and use resources are kept alive. This concept is linked with mana whenua, the idea of maintaining strong links to areas by occupation gives a sense of higher and senior priority over decision-making.</i>
Aircraft landing areas, aerodromes	means the operation of landing strips and associated facilities and structures on private land for helicopters or fixed wing aircraft, to undertake activities such as top-



3 INTERPRETATION

3.1 DEFINITIONS

and associated facilities	dressing fertiliser application, spraying and similar uses related to farming and forestry activities.
<i>Allotment (or lot)</i>	<p><i>Has the same meaning as in Section 218 of the RMA as set out below:</i></p> <p><i>“(2) In this Act, the term allotment means—</i></p> <p><i>(a) any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not—</i></p> <p><i>(i) the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or</i></p> <p><i>(ii) a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or</i></p> <p><i>(b) any parcel of land or building or part of a building that is shown or identified separately—</i></p> <p><i>(i) on a survey plan; or</i></p> <p><i>(ii) on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or</i></p> <p><i>(c) any unit on a unit plan; or</i></p> <p><i>(d) any parcel of land not subject to the Land Transfer Act 2017.</i></p> <p><i>(3) For the purposes of subsection (2), an allotment that is—</i></p> <p><i>(a) subject to the Land Transfer Act 2017 and is comprised in 1 record of title or for which 1 record of title could be issued under that Act; or</i></p> <p><i>(b) not subject to that Act and was acquired by its owner under 1 instrument of conveyance—</i></p> <p><i>shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this Act or by a subdivisional approval under any former enactment relating to the subdivision of land.</i></p> <p><i>(4) For the purposes of subsection (2), the balance of any land from which any allotment is being or has been subdivided is deemed to be an allotment”.</i></p>
<i>Amenity values</i>	<p><i>has the same meaning as in section 2 of the RMA as set out below:</i></p> <p><i>“means those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes”.</i></p>
<i>Ancillary activity</i>	<i>means an activity that supports and is subsidiary to a primary activity.</i>
<i>Average lot size</i>	<i>means the total land area of the parent lot comprising a subdivision, divided by the number of all new allotments created by that subdivision.</i>



Bed (in relation to rivers and lakes)	<p><i>has the same meaning as in Section 2 of the RMA as set out below:</i></p> <p><i>“means—</i></p> <p><i>(a) in relation to any river—</i></p> <p><i>(i) for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks:</i></p> <p><i>(ii) in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and</i></p> <p><i>(b) in relation to any lake, except a lake controlled by artificial means,—</i></p> <p><i>(i) for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin:</i></p> <p><i>(ii) in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and</i></p> <p><i>(c) in relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and</i></p> <p><i>(d) in relation to the sea, the submarine areas covered by the internal waters and the territorial sea”.</i></p>
Bore	<p><i>means any hole drilled or constructed in the ground that is used to:</i></p> <p><i>investigate or monitor conditions below the ground surface; or</i></p> <p><i>abstract gaseous or liquid substances from the ground; or</i></p> <p><i>discharge gaseous or liquid substances into the ground;</i></p> <p><i>but it excludes test pits, trenches, soak holes, and soakage pits.</i></p>
Boundary	<p><i>means the legal boundary of the site. In the case of there being more than one detached residential unit on a property, it is defined by the notional boundary of a complying net site area. In relation to cross-lease titles, the boundary is defined by the restrictive covenant area, and in relation to unit titles, the boundary is the accessory unit associated with the principal unit.</i></p>
Boundary adjustment	<p><i>means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of allotments.</i></p>
Building	<p><i>means a temporary or permanent movable or immovable physical construction that is:</i></p> <p><i>partially or fully roofed; and</i></p> <p><i>fixed or located on or in land, but</i></p> <p><i>excludes any motorised vehicle or other mode of transport that could be moved under its own power.</i></p>
Building coverage	<p><i>means the percentage of the net site area covered by the building footprint.</i></p>



3 INTERPRETATION

3.1 DEFINITIONS

<i>Building footprint</i>	<i>means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.</i>
Built Heritage Feature	means a <i>building</i> , structure, object, site or place, and all associated elements that have been identified as having heritage value in <i>SCHED1-HH</i> .
Buildings housing animals	means, but is not limited to, <i>buildings</i> used for accommodating livestock or farmed animals, either overnight or for a period during the day, and includes cow milking sheds, calf sheds, <i>buildings</i> used to house <i>intensive indoor primary production, poultry farming buildings</i> , feed pads, animal boarding facilities and stables. Buildings housing animals do not include <i>residential units</i> accommodating household pets such as cats and dogs.
Building platform	means land that is suitable and practical for accommodating a <i>residential unit</i> or other intended <i>building</i> , having regard to soil conditions, gradient, access, <i>natural hazards, indigenous vegetation</i> and habitat, <i>amenity values</i> , health and safety, all in terms of the Building Act 2004 and Council's <i>WRITS</i> .
Building setback	means the distance from the <i>site</i> boundary (or other feature as specified in the rule) which is required to be free, unoccupied or unobstructed by <i>buildings</i> from the ground upwards. Excluded from the <i>building setback</i> requirement are eaves up to 600mm into the setback, rainwater tanks, solar hot water and small-scale energy generating devices (including photo-voltaic panels and wind turbines); provided compliance is achieved with the maximum <i>building height</i> standard for the zone.
Cafes and restaurants	means premises where meals are sold, whether or not the premises are licensed under the Sale of Liquor Act 1989, and <i>ancillary activities</i> .
Caretaker's accommodation	means a <i>building</i> or part of a building used for accommodation of a caretaker, security staff, or other staff required to be located on-site, that is ancillary to the primary <i>industrial</i> or commercial activity on the site.
Carparks	means car parking areas established specifically to be used for car parking, either in association with an activity on the same site, or for car parking as the primary activity on the site.
Cemeteries, urupā and crematoria	means land and building used for burial or cremating of deceased people
Cleanfill material	<i>means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of:</i> <i>(a) combustible, putrescible, degradable or leachable components;</i> <i>(b) hazardous substances and materials;</i> <i>(c) products and materials derived from hazardous waste treatment, stabilisation or disposal practices;</i> <i>(d) medical and veterinary wastes, asbestos, and radioactive substances;</i>



3 INTERPRETATION
3.1 DEFINITIONS

	<p>(e) <i>contaminated soil and other contaminated materials; and</i></p> <p>(f) <i>liquid wastes.</i></p>
<i>Commercial activity</i>	<i>Means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).</i>
Commercial services	means commercial premises offering services with functions and characteristics that are similar to <i>retail activities</i> , and includes banks, real estate premises, insurance premises, hairdressers, cycle hire and repair, information centres and travel agents.
Commercial and general aviation activities	means aviation related activities and facilities, including the use of <i>buildings</i> for aircraft (fixed wing and non-fixed wing) assembly and maintenance, aviation related storage facilities and hangars, helipads, control towers and navigational systems, and emergency services.
Commercial tourism and recreational activities	means visitor and tourist-related <i>commercial activities</i> and facilities, primarily but not exclusively focused on outdoor recreation involving active and passive recreation pursuits, and eco-tourism operations. Such activities could include providing commercial guiding, training and instruction for primarily outdoor recreational purposes, the transportation of clients to and from other locations, and can include ancillary retail activities, visitor centres, restaurants, cafes, and conference facilities.
Community care housing	means housing and <i>ancillary activities</i> managed by any public authority, religious institution or organisation for the rehabilitation or care of any group. It includes emergency housing, housing for battered women, housing for persons with disabilities, “halfway houses”, and therapeutic or convalescent homes for psychiatric or former psychiatric patients.
Community event	means a social, cultural, sporting or recreational event on land or the surface of water, involving relatively large groups of people engaged in recreational, leisure or similar pursuits either as participants or spectators, and includes sports meetings, carnivals, fairs, markets, craft or trade fairs, exhibitions, and displays, and associated <i>temporary buildings</i> and car parks.
<i>Community facility</i>	<i>means lands and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.</i>
Community scale renewable energy development	means the construction, operation, maintenance and upgrade of equipment for generating electricity from renewable resources (including associated <i>structures</i>), for the purpose of using electricity on a particular <i>site</i> or supplying an immediate community (within 10km of the site of generation), where installed generation capacity does not exceed 1.5 megawatts.
Construction or re-construction of buildings	means for the purposes of TCZ PREC2-Tirau, any alterations to the exterior of a <i>building</i> where the alterations involve a wall facing towards the <i>front boundary</i> of the property, and the alterations are visible from the <i>street</i> .
Contaminant	<i>has the same meaning as in Section 2 of the RMA as set out below:</i>



3 INTERPRETATION

3.1 DEFINITIONS

	<p><i>“includes any substance (including gases, odorous compounds, liquids, solids, and micro-organisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat—</i></p> <p><i>(a) when discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or</i></p> <p><i>(b) when discharged onto or into land or into air, changes or is likely to change the physical, chemical, or biological condition of the land or air onto or into which it is discharged”.</i></p>
Contaminated land	<p><i>has the same meaning as in Section 2 of the RMA as set out below:</i></p> <p><i>“means land that has a hazardous substance in or on it that—</i></p> <p><i>(a) has significant adverse effects on the environment; or</i></p> <p><i>(b) is reasonably likely to have significant adverse effects on the environment”.</i></p>
Country halls	<p>a hall or similar public <i>building</i> and <i>ancillary activities</i> located on public land for the purpose of facilitating local <i>community events</i> or meetings.</p>
Craft workshops and studios	<p>means an activity involving the production and sale of arts and crafts produced on the site, which need not be ancillary to the residential activity of the site. The activity can be located either within a <i>residential unit</i> or <i>accessory building</i>, or the grounds of the residential property.</p>
Cultivation	<p><i>means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand, and rock) for the purpose of sowing, growing, or harvesting of pasture or crops.</i></p>
Development	<p>means works to establish or operate a land use on a property and can include construction activity and the disturbance of the land surface.</p>
Designation	<p>means <i>land</i> subject to a requirement of a requiring authority for a public work or project, pursuant to Section 166 of the Act.</p>
Discharge	<p><i>has the same meaning as in Section 2 of the RMA as set out below:</i></p> <p><i>“includes emit, deposit, and allow to escape”.</i></p>
Dish Antenna	<p>means any flat, concave, circular, parabolic or similar shaped communication apparatus used for transmission or reception, including the aerial mounting but not any supporting radio mast or similar <i>structure</i>. This definition includes any satellite dish.</p>
Domestic scale renewable energy devices	<p>means renewable energy <i>development</i> providing energy supply capacity to no more than a single household or business premises. Generally involves using micro electricity technologies to generate electricity to meet on-site needs or to convert energy resources into local energy services (such as hot water or space heating).</p>
Drive Through Restaurant	<p>Means any land and/or building with service where food and beverages are served and sold to the public in their vehicles, for consumption on or off the premises, and may include a café and/or playground area.</p>



3 INTERPRETATION
3.1 DEFINITIONS

<i>Drain</i>	<i>means any artificial watercourse designed, constructed, or used for the drainage of the surface or subsurface water, but excludes artificial watercourses used for the conveyance of water for electricity generation, irrigation, or water supply purposes.</i>
<i>Drinking water</i>	<i>means water intended to be used for human consumption; and it includes water intended to be used for food preparation, utensil washing, and oral or other personal hygiene.</i>
<i>Dust</i>	<i>means all non-combusted solid particulate matter that is suspended in the air or has settled after being airborne. Dust may be derived from materials including rock, sand, cement, fertiliser, coal, soil, paint, animal products, and wood.</i>
<i>Earthworks</i>	<i>means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling, or excavation of earth (or any matter constituting the land including soil, clay, sand, and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.</i>
<i>Edge (in relation to measuring setbacks from a wetland)</i>	<i>means the furthest extent or boundary of the land that meets the definition of a wetland within this plan.</i>
<i>Educational facility</i>	<i>means land or buildings used for teaching or training by childcare services, schools, or tertiary education services, including any ancillary activities.</i>
<i>Effect</i>	<i>has the same meaning as in Section 3 of the RMA as set out below:</i> <i>“includes –</i> <i>a) any positive or adverse effect; and</i> <i>b) any temporary or permanent effect; and</i> <i>c) any past, present, or future effect; and</i> <i>d) any cumulative effect which arises over time or in the combination with other effects –</i> <i>regardless of the scale, intensity, duration, or frequency of the effect, and also includes –</i> <i>e) any potential effect of high probability; and</i> <i>f) any potential effect of low probability which has a high potential impact”.</i>
<i>Electricity generation core site</i>	<i>means a site enabling the operation of electricity generation, through the use of electricity generating infrastructure, network utilities, dams, spillways, power houses and associated generation equipment, switch yards, electricity transmission, distribution lines and associated wires and transformers.</i>
<i>Electricity generating infrastructure</i>	<i>means infrastructure used specifically for the generation of electricity including but not limited to:</i>



3 INTERPRETATION

3.1 DEFINITIONS

	<p>a) pipelines that distribute or transmit natural or manufactured gas, petroleum or geothermal energy</p> <p>b) facilities (including <i>buildings</i> and <i>structures</i>) for the generation of electricity, <i>lines</i> used or intended to be used to convey electricity, and support <i>structures</i> for <i>lines</i> used or intended to be used to convey electricity.</p>
Electricity transmission and distribution lines	means <i>lines</i> and support <i>structures</i> for conveying electricity and includes electricity sub-transmission lines.
Emergency Service Facilities	means those facilities of authorities which are responsible for the safety and welfare of the people and property in the community, and includes fire stations, ambulance stations and police stations.
Entrance strip	means a strip of land created for the purpose of providing legal access to a property that requires access to a public road.
<i>Environment</i>	<p><i>has the same meaning as in Section 2 of the Resource Management Act 1991:</i></p> <p><i>“includes—</i></p> <p><i>(a) ecosystems and their constituent parts, including people and communities; and</i></p> <p><i>(b) all natural and physical resources; and</i></p> <p><i>(c) amenity values; and</i></p> <p><i>(d) the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters”.</i></p>
<i>Esplanade reserve</i>	<p><i>has the same meaning as in Section 2 of the RMA as set out below:</i></p> <p><i>“means a reserve within the meaning of the Reserves Act 1977—</i></p> <p><i>(a) which is either—</i></p> <p><i>(i) a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or</i></p> <p><i>(ii) a reserve vested in the Crown or a regional council under section 237D; and</i></p> <p><i>(b) which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229”.</i></p>
<i>Esplanade strip</i>	<p><i>has the same meaning as in Section 2 of the RMA as set out below:</i></p> <p><i>“Means a strip of land created by the registration of an instrument in accordance with Section 232 for a purpose or purposes set out in Section 229”.</i></p>
<i>Fertiliser</i>	means a substance or biological compound, or mix of substances or biological compounds in solid or liquid form, that is described as, or held out to be suitable for, sustaining or increasing the growth, productivity or quality of soils, plants or, indirectly, animals through the applications to plants or soil of any of the following:



3 INTERPRETATION
3.1 DEFINITIONS

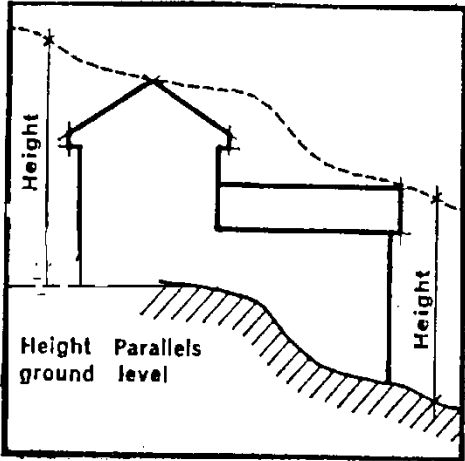
	<p>a) <i>nitrogen, phosphorus, potassium, sulphur, magnesium, calcium, chlorine, and sodium as major nutrients; or</i></p> <p>b) <i>manganese, iron, zinc, copper, boron, cobalt, molybdenum, iodine, and selenium as minor nutrients; or</i></p> <p>c) <i>fertiliser additives to facilitate the uptake and use of nutrients; or</i></p> <p>d) <i>non-nutrient attributes of the materials used in fertiliser.</i></p> <p><i>It does not include livestock effluent, human effluent, substances containing pathogens, or substances that are plant growth regulators that modify the physiological functions of plants.</i></p>
Financial contribution	means a contribution paid to Council in the form of money or land as part of a <i>subdivision</i> consent pursuant to Section 108 of the Act.
Forestry	<p>means the management of land for commercial wood production, inclusive of all phases of the production cycle including ground and or vegetation clearance for access and planting, planting (and re-planting), thinning, spraying, pruning and maintenance, construction and maintenance of forest roads and landings, felling and the extraction of timber from the site. Forestry includes any <i>quarrying</i> or gravel extraction activities on the <i>site</i> associated with private access road formation, any traffic movements associated with the production cycle, and forestry-related scientific or research activities.</p> <p>The term forestry also includes any planting and management of trees for water and soil conservation, carbon sequestration, shelter belts, and farm-forestry activities that are not necessarily commercial-scale wood production.</p> <p>The term forestry also includes the spreading of agricultural effluent, or the spraying or spreading of liquid by-products or wastes as a <i>fertiliser</i> or for irrigation purposes, in accordance with regional consent (if required), and the <i>sustainable management</i> of indigenous forests in accordance with the Forests Amendment Act 1993.</p> <p>For the purposes of this plan the term forestry excludes associated processing activities such as sawmills, pulp and paper production and other wood processing facilities, except for the operation of mobile sawmill facilities on a site for no longer than 3 months in any 12-month period.</p>
Fresh water	<p><i>has the same meaning as in Section 2 of the RMA as set out below:</i></p> <p><i>“means all water except coastal water and geothermal water”.</i></p>
Front boundary	means a boundary or boundaries (where a corner site) that borders a <i>road</i> .
Front site	means a site having one or more frontages to a <i>street</i> or <i>road</i> .
Golf courses and associated clubhouses	means <i>land</i> and <i>buildings</i> used for the playing of golf, including grounds maintenance sheds, practice facilities, and buildings accommodating members’ facilities with any ancillary bar, restaurant and <i>retail</i> facilities.



3 INTERPRETATION

3.1 DEFINITIONS

<p>Gross floor area or GFA</p>	<p><i>means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells, or stairwells) measured:</i></p> <p><i>a) where there are exterior walls, from the exterior faces of those exterior walls;</i></p> <p><i>b) where there are walls separating two buildings, from the centre lines of the walls separating the two buildings;</i></p> <p><i>c) where a wall or walls are lacking (for example – a mezzanine floor) and the edge of the floor is discernible from the edge of the floor.</i></p>
<p>Ground level</p>	<p><i>means:</i></p> <p><i>a) the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created);</i></p> <p><i>b) if the ground level cannot be identified under paragraph (a), the existing surface level of the ground;</i></p> <p><i>c) if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure where it intersects the boundary.</i></p>
<p>Hapū</p>	<p>means collections of whānau groups living together in close location to one another and who extend from a common ancestor.</p>
<p>Hazardous substance</p>	<p><i>Has the same meaning as in Section 2 of the RMA, as set out below:</i></p> <p><i>“includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. The Hazardous Substances and New Organisms Act 1996 defines hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance —</i></p> <p><i>(a) with 1 or more of the following intrinsic properties:</i></p> <p><i>(i) explosiveness:</i></p> <p><i>(ii) flammability:</i></p> <p><i>(iii) a capacity to oxidise:</i></p> <p><i>(iv) corrosiveness:</i></p> <p><i>(v) toxicity (including chronic toxicity):</i></p> <p><i>(vi) ecotoxicity, with or without bioaccumulation; or</i></p> <p><i>(b) which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any 1 or more of the properties specified in paragraph (a).</i></p>
<p>Health care services</p>	<p><i>means land and buildings used for the purposes of providing healthcare to the community, performed by duly qualified practitioners or by persons in their employ, and includes but is not limited to medical centres, medical practitioners, dentists,</i></p>

	optometrists, acupuncturists, osteopaths, and persons involved in alternative forms of medicine, and includes diagnostic laboratories.
<i>Height</i>	<i>means the vertical distance between a specified reference point and the highest part of any feature, structure, or building above that point.</i>
<i>Height in relation to boundary</i>	<p><i>means the height of a structure, building, or feature, relative to its distance from either the boundary of:</i></p> <p><i>a) a site; or</i></p> <p><i>b) another specified reference point</i></p> <div style="text-align: center;">  </div>
<i>Historic heritage</i>	<p><i>has the same meaning as in Section 2 of the Resource Management Act 1991, as set out below:</i></p> <p><i>“a) means those natural and physical resources that contribute to an understanding and appreciation of New Zealand’s history and cultures, deriving from any of the following qualities:</i></p> <ul style="list-style-type: none"> <i>(i) archaeological:</i> <i>(ii) architectural:</i> <i>(iii) cultural:</i> <i>(iv) historic:</i> <i>(v) scientific:</i> <i>(vi) technological; and</i> <p><i>b) includes —</i></p> <ul style="list-style-type: none"> <i>(i) historic sites, structures, places, and areas; and</i> <i>(ii) archaeological sites; and</i>



3 INTERPRETATION
3.1 DEFINITIONS

	(iii) sites of significance to Māori, including wāhi tapu; and (iv) surroundings associated with the natural and physical resources.																		
Home business	means a commercial activity that is: a) undertaken or operated by at least one resident of the site; and b) incidental to the use of the site for a residential activity.																		
Hospitals and Homes for the Aged	means institutions and facilities that provide supervised residential accommodation and care for elderly persons, at a scale beyond that of a domestic residential unit. It includes nursing homes, <i>retirement villages</i> , managed care facilities, and geriatric hospitals, with associated medical facilities and <i>ancillary activities</i> .																		
Household Unit Equivalents or HUEs	<p>means the measurement method used in Council's Development and Financial Contributions Policy (April 2020), based on a normal home and the demands it typically places on Council's infrastructure. The demand characteristics of each HUE, which represents an average household living in a single dwelling, are as follows:</p> <table border="1"> <thead> <tr> <th>Service</th> <th>Unit of measurement</th> <th>Demand per HUE</th> </tr> </thead> <tbody> <tr> <td>Water</td> <td>Litres per day</td> <td>600 litres per day</td> </tr> <tr> <td>Wastewater</td> <td>Litres per day</td> <td>540 litres per day</td> </tr> <tr> <td>Reserves</td> <td>People</td> <td>2.7 people</td> </tr> </tbody> </table> <p>Table 1: HUE demand characteristics</p> <p>Retirement units and accommodation units will be assessed as 0.5 HUEs for each service.</p> <p>For non-residential developments the number of HUEs for water and wastewater will be assessed based on gross floor area under Table 2 below, unless Council decides to make a special assessment for a development:</p> <table border="1"> <thead> <tr> <th>Service</th> <th>HUE</th> </tr> </thead> <tbody> <tr> <td>Water</td> <td>0.4</td> </tr> <tr> <td>Wastewater</td> <td>0.4</td> </tr> </tbody> </table> <p>Table 2: HUE per 100 m2 GFA</p>	Service	Unit of measurement	Demand per HUE	Water	Litres per day	600 litres per day	Wastewater	Litres per day	540 litres per day	Reserves	People	2.7 people	Service	HUE	Water	0.4	Wastewater	0.4
Service	Unit of measurement	Demand per HUE																	
Water	Litres per day	600 litres per day																	
Wastewater	Litres per day	540 litres per day																	
Reserves	People	2.7 people																	
Service	HUE																		
Water	0.4																		
Wastewater	0.4																		



3 INTERPRETATION
3.1 DEFINITIONS

Housing for the Elderly	means housing managed for the purpose of providing residential accommodation for elderly persons and <i>ancillary activities</i> , under the management of Council or a charitable institution.
Hydroelectric power operating easements	means easements held by Mercury Energy Ltd over water and land for the purposes of operating the Waikato hydroelectric power system.
Hydroelectric power generating infrastructure	means hydro dams, spillways, power houses and associated electricity generating infrastructure, switch yards and associated wires and transformers operated for the purpose of generating electricity.
Indigenous biodiversity	means the variability among living organisms, and ecosystem complexes of which they are a part, including diversity within species, between species, and of ecosystems that are native to New Zealand.
Indigenous Vegetation	means vegetation comprising cover of predominantly indigenous species (i.e. species occurring naturally in New Zealand, without the aid of humans) that occur naturally in a particular locality within South Waikato District, including vegetation that has regenerated naturally or that has established with human assistance following disturbance or as mitigation for another activity.
Indigenous Vegetation Clearance	means cutting, spraying, burning, crushing or otherwise killing or removing <i>indigenous vegetation</i> .
Indoor sporting and recreation facilities provided for in a reserve management plan	means facilities such as gymnasiums, recreation buildings, community centres, clubrooms, and <i>ancillary activities</i> managed for the purpose of providing community-based recreation and sports, located on land administered as reserves.
<i>Industrial activity</i>	<i>means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes ancillary activity to the industrial activity.</i>
Industry ancillary to farming or forestry	means 'down-stream' processing and packaging facilities for farming, <i>forestry</i> , and other <i>primary production</i> activities, and any <i>rural industry</i> that is dependent primarily on the direct handling of raw produce, or that supplies services to farming, horticulture, <i>intensive indoor primary production</i> , or <i>forestry</i> . Includes premises used for the manufacture of dairy products, abattoirs, timber processing, stock yards and <i>saleyards</i> , cool stores and pack houses.
Industry ancillary to or associated with <i>mineral exploration, mining and quarrying</i>	means any activity (including any necessary <i>buildings</i> and <i>structures</i>) that has a functional relationship either with the mineral being explored, mined or quarried, or the <i>mineral exploration, mining and quarrying</i> activity itself, including but not limited to concrete batching plants, asphalt plants, and fill disposal sites.



3 INTERPRETATION

3.1 DEFINITIONS

<i>Intensive indoor primary production</i>	<i>means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.</i>
Integrated Development	means the <i>subdivision</i> and <i>development</i> of allotments, roading and other public amenities, for which a resource consent is granted concurrently for <i>subdivision</i> and land-use (for the siting and design of buildings on the allotments).
Iwi	<i>means a large number of whānau groups or collections of hapū who have common ancestry.</i>
L_{Aeq}	<i>has the same meaning as ‘time-average A-weighted sound pressure level’ in New Zealand Standard 6801:2008 Acoustics -Measurement of Environmental Sound.</i>
$L_{AF(max)}$	<i>has the same meaning as the ‘maximum A-frequency weighted, F-time weighted sound pressure level’ in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.</i>
Lake	<i>has the same meaning as in Section 2 of the RMA as set out below:</i> <i>“means a body of fresh water that is entirely or nearly surrounded by land”.</i>
Land	<i>has the same meaning as in Section 2 of the RMA as set out below:</i> <i>“(a) includes land covered by water and the airspace above land; and</i> <i>(b) in a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river; and</i> <i>(c) in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river”.</i>
Land disturbance	<i>means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand, and rock) that does not permanently alter the profile, contour, or height of the land.</i>
Landscaping	means the provision of trees, shrubs, and/or groundcover plantings, including other vegetative forms so arranged as to improve visual amenity.
Levels of service	means, for the purpose of Rules AA-R3(2)(n) and (r), and AA-R4(1) (ee), the specified level of quality and reliability as stated in SWDC’s asset management plans.
Line	means a wire or wires or a conductor of any other kind (including a fibre optic cable) used or intended to be used for <i>telecommunication</i> or electricity transmission; and includes any <i>pole</i> , insulator, casing, minor fixture, tunnel, or other equipment or material used or intended to be used for supporting, enclosing, surrounding, or protecting any such wire or conductor; and also includes any part of a <i>line</i> .



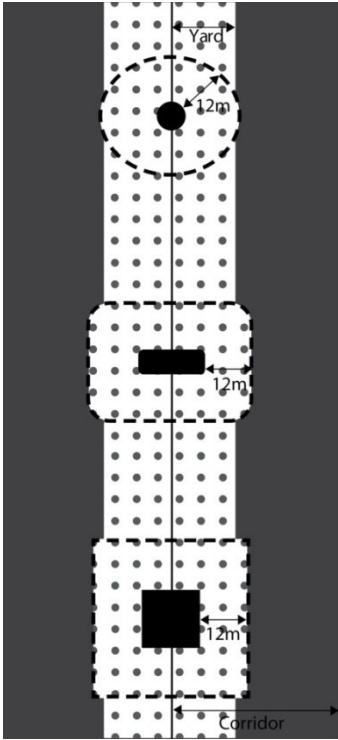
Loading space	means the area of a <i>site</i> that is set aside for the exclusive use of transferring goods from a vehicle to an activity or vice versa and has access to a <i>road</i> or service lane.
Mana	<i>refers to the authority or importance bestowed on and/or inherited by a person or people to act, direct, give counsel or make decisions, among other things.</i>
Mana whenua	<i>refers to the priority given to people to make decisions about the use of resources over an area of land that they are responsible for.</i>
Manoeuvring Area	means the part of a <i>site</i> used by vehicles to move from the <i>vehicle crossing</i> to any parking space or <i>loading space</i> and includes all driveways and aisles and may be part of an access strip.
Marae development and papakāinga	means the development of <i>buildings</i> and facilities within marae such as whareniui (meeting house), wharekai (dining rooms), wharepaku (ablution blocks inclusive of toilets, showers and changing rooms), wharekarakia (church), and other marae-based facilities; and also includes papakāinga housing, <i>community facilities</i> , and medical centres, irrespective of whether they are located on a marae, on multiple-owned Maori land, or if on multiple-owned Maori land whether the facilities are developed by the Maori land-owners.
Mast	means any tower or similar <i>structure</i> , (excluding those associated with electricity <i>lines</i>) including those designed to carry antennas to facilitate <i>radiocommunication</i> and/or <i>telecommunication</i> , and those supporting devices for renewable energy generation. It also includes any supporting guy wire and associated attachment.
Mauri	<i>refers to the life principle instilled in objects by Atua. Mauri is also the life principle that gives being and form to all things in the universe.</i>
Minimum lot size	means the minimum land area that a proposed allotment is able to have, as measured in terms of <i>net site area</i> .
Minor Upgrading (in relation to network utilities)	means modification of network utility structures and associated <i>earthworks</i> where the effects of that utility remain the same or similar in character, intensity and scale. Minor upgrading includes the replacement of a utility structure in the same location, and replacement of parts such as cables, conductors, earthwires, cross arms, earthpeaks and lightning rods. Minor upgrading shall not include an increase in the voltage of any electricity <i>line</i> unless the <i>line</i> will continue to be at or under 33kV and/or was originally constructed to operate at the higher voltage but has been operating at a reduced voltage.
Minor works (on a built heritage feature listed in SCHED1-HH)	means work carried out in a manner and design and with similar materials and appearance to those originally used, including: <ul style="list-style-type: none"> i) Periodic redecoration of previously decorated or painted surfaces; ii) Routine maintenance of a site or building; and iii) Replacement of minor components such as bricks, tiles, timber sections and the like, where the replacement is of the same or similar materials and appearance as the original it replaces.)



3 INTERPRETATION

3.1 DEFINITIONS

<p>Mineral exploration</p>	<p>has the same meaning as in the Crown Minerals Act 1991:</p> <p><i>“exploration means any activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of 1 or more minerals; and includes any drilling, dredging, or excavations (whether surface or subsurface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence; and to explore has a corresponding meaning”</i></p> <p>Note: Mineral prospecting is also defined in section 2 of the Crown Minerals Act 1991, namely:</p> <p><i>“prospecting</i> <i>means any activity undertaken for the purpose of identifying land likely to contain mineral deposits or occurrences; and</i> <i>includes the following activities:</i> <i>geological, geochemical, and geophysical surveying;</i> <i>aerial surveying;</i> <i>taking samples by hand or hand held methods;</i> <i>taking small samples offshore by low-impact mechanical methods”</i></p>
<p>Mining and quarrying</p>	<p>means the extraction of materials from the earth and includes the removal of overburden and the erection, use and maintenance of plant, machinery and <i>buildings</i> and other works connected with such operations but does not include any of the foregoing where the material is for use on the same <i>site</i>, for example, the use of material mined or quarried on a farm for the establishment or maintenance of tracks on the farm.</p>
<p>Modifications (to a Built Heritage Feature)</p>	<p>means any work (but not minor internal work) which involves the addition, alteration, removal and replacement of walls, windows or features which results in an external structural appearance different to its existing appearance but does not include the demolition of the Built Heritage Feature.</p>
<p>Modifications, alterations and additions (in terms of an existing land-use provided for as <i>PER</i> in a zone)</p>	<p>means work involving external or internal changes to the layout, appearance or floor area of <i>buildings</i> and/or associated facilities within the <i>site</i>, including the expansion of any <i>buildings</i>, in accordance with the standards for the zone.</p>
<p>Motor caravan and camping sites</p>	<p>means land used for the accommodation of motor homes, caravans and tents, including providing cabins, ablution and amenity facilities, used for the temporary or semi-permanent accommodation of paying guests.</p>

<p>Motorised vessels</p>	<p>means any activity involving a motor driven vessel and can include jetboats, water skiing, jet skis, hovercraft and the use of outboard motors, but does not include modelled or scaled down versions of boats operated through remote control.</p>
<p>National Grid</p>	<p>means all or part of the national grid of electricity transmission <i>lines</i> and cables (aerial and underground), stations and substations and other works used to connect grid injection points and grid exit points to convey electricity.</p>
<p>National Grid Corridor (shown as shaded and dotted)</p>	<div style="display: flex; align-items: flex-start;"> <div style="flex: 1;">  </div> <div style="flex: 1; padding-left: 20px;"> <p>LEGEND</p> <ul style="list-style-type: none"> — Centreline ● Single Pole ▭ Pi Pole ■ Tower <p>means the area measured either side of the centreline of an above ground <i>National Grid</i> transmission <i>line</i>, as follows:</p> <ul style="list-style-type: none"> 14m from an 110kV <i>line</i> on single <i>poles</i> 16m from an 110kV <i>line</i> on pi-poles 32m from an 110kV <i>line</i> on towers 37m from a 220kV transmission <i>line</i>. <p>Note: The <i>National Grid Corridor</i> and <i>National Grid Yard</i> do not apply to underground cables or any transmission <i>lines</i> (or sections of <i>lines</i>) that are <i>designated</i>.</p> </div> </div>
<p>The National Grid Yard (shown as dotted in the diagram above)</p>	<p>means the area:</p> <ul style="list-style-type: none"> Located 12m in any direction from the outer edge of a <i>National Grid</i> support structure (<i>pole</i> or tower) and Located 10m either side of the centreline of an above ground 110kV <i>National Grid</i> line (or section of <i>line</i>) on single <i>poles</i>, or Located 12m either side of the centreline of an above ground <i>National Grid</i> <i>line</i> on pi-poles or towers. <p>Note: The <i>National Grid Corridor</i> and <i>National Grid Yard</i> do not apply to the Brownhill Road to Whakamaru North A 400kV capable lines, (or any other line) which are designated, or to underground cables.</p>



3 INTERPRETATION
3.1 DEFINITIONS

<p><i>Natural and physical resources</i></p>	<p><i>has the same meaning as in Section 2 of the RMA as set out below:</i></p> <p><i>“includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures”.</i></p>
<p><i>Natural hazard</i></p>	<p><i>has the same meaning as in Section 2 of the RMA as set out below:</i></p> <p><i>means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.</i></p>
<p><i>Net site area</i></p>	<p><i>means the total area of the site, but excludes:</i></p> <p><i>(a) any part of the site that provides legal access to another site;</i></p> <p><i>(b) any part of a rear site that provides legal access to that site;</i></p> <p><i>(c) any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981</i></p>
<p>Network Utilities and Infrastructure</p>	<p>means the provision of a service provided by a <i>network utility operator</i> as defined under Section 166 of the RMA, associated facilities and <i>structures</i>, and electricity generation infrastructure. <i>Network Utilities and Infrastructure</i> includes networks that supply, distribute or transmit <i>water</i>, energy, transportation, sewage disposal, <i>telecommunications</i>, <i>radiocommunication</i>, fibre networks and other electronic communications, broadcasting, street lighting, navigational aids or similar services.</p>
<p><i>Network utility operator</i></p>	<p><i>has the same meaning as in s166 of the RMA as set out below:</i></p> <p><i>“means a person who—</i></p> <p><i>(a) undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or</i></p> <p><i>(b) operates or proposes to operate a network for the purpose of—</i></p> <p><i>(i) telecommunication as defined in section 5 of the Telecommunications Act 2001; or</i></p> <p><i>(ii) radio communication as defined in section 2(1) of the Radio Communications Act 1989; or</i></p> <p><i>(c) is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or</i></p> <p><i>(d) undertakes or proposes to undertake the distribution of water for supply (including irrigation); or</i></p> <p><i>(e) undertakes or proposes to undertake a drainage or sewerage system; or</i></p> <p><i>(f) constructs, operates, or proposes to construct or operate, a road or railway line; or</i></p> <p><i>(g) is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or</i></p>



3 INTERPRETATION
3.1 DEFINITIONS

	<p><i>(h) is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or</i></p> <p><i>(i) undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under this Act,—</i></p> <p><i>and the words network utility operation have a corresponding meaning”.</i></p>
Noise	<p><i>has the same meaning as in Section 2 of the RMA:</i></p> <p><i>“includes vibration”.</i></p>
Noise control boundary	<p>means a boundary as shown on Figs 3 to 10 in Part 12.7-Noise where <i>noise</i> shall be measured for the purpose of assessing compliance with <i>noise</i> provisions. <i>Noise control boundaries</i> are shown for activities within the SPZ-ELG and GIZ.</p>
Noise sensitive activities	<p>means <i>residential activity, community facilities, education facilities, hospitals and homes for the aged, offices, and visitor accommodation.</i></p>
Non-motorised vessels	<p>means any activity involving a vessel that does not meet the definition of motorised vessel and includes any water-borne craft that is not powered by a motor.</p>
Notional boundary	<p>means a line 20 metres from any side of a <i>residential unit</i> or other <i>building</i> used for a <i>noise sensitive activity</i>, or the legal boundary where this is closer to such a <i>building</i>.</p>
Objective	<p>means a statement about the outcome that is sought in response to the issue identified. It may also be a statement about what is aimed for in overcoming the issue or promoting a positive outcome, or what the community has expressed as being desirable in resolving an issue.</p>
Offices	<p>means premises and <i>ancillary activities</i> where people are engaged in a profession, business or administrative activity where there is limited customer interface, and includes financial, law or accountancy firms, data processing facilities and other administrative activities. <i>Offices</i> do not include medical, dental or veterinary rooms, or activities that fall within the definition of <i>retail activities</i> or <i>commercial services</i>.</p>
Official signs	<p><i>means all signs required or provided under any statute or regulation or are otherwise related to aspects of public safety.</i></p>
Outdoor Living Space	<p><i>means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.</i></p>
Outdoor storage	<p>means the storage of miscellaneous items (a collection of items unrelated to the permitted or consented land use activity) within a property (not within <i>buildings</i>)</p> <p>These items could include but are not limited to the storage of household waste, redundant white ware, bicycle frames, tyres, vehicle parts, oil drums and general rubbish where visible from a public place or neighbouring property and or cause an odour, safety or public health nuisance. This definition includes the storage of any</p>



3 INTERPRETATION

3.1 DEFINITIONS

	<p>more than one vehicle on a property for six months or more that is unwarranted and unregistered and the storage or use of shipping containers. The total area is not to exceed 3m in height or cover an area in excess of 20m² within the property.</p> <p>In the GRUZ the storage of miscellaneous items and storage or use of shipping containers as part of normal farming activities is excluded from this definition. Normal farming activities include the collection of tyres used for silage stacks, vehicle parts and/or farm machinery and the use of un-registered quad bikes and farm vehicles on farms, 44-gallon drums and similar that contain drench, other agrichemicals or animal supplements such as molasses.</p> <p>The storage of miscellaneous items not part of normal farming activities in the GRUZ, shall not exceed 3m in height or cover an area in excess of 20m² within the property, and must not be visible from a public place or neighbouring residential unit and/or cause an odour, safety or public health nuisance</p>
Outstanding Natural Feature	means an area of land shown as being an outstanding landscape feature on the district plan maps, and listed in SCHED4-NFL a)
Outstanding Natural Landscape	means an area of land shown as being an outstanding landscape area on the district plan maps, and listed in SCHED4-NFL b).
Parking space	means an area formed, marked and set aside for the parking of vehicles to meet the parking requirements of this district plan.
Perennial stream	means a stream that flows all year round assuming an average annual rainfall and has a channel width of 30cm or wider.
Plant pests	means pest plants as defined and listed in the WRC Operative Regional Pest Management Strategy.
Planting and screening	means the provision of trees, shrubs, and/or groundcover plantings, including other vegetative forms so arranged as to improve visual amenity, and the construction or planting that provides a permanent and effective visual barrier, such as a permanent fence or barrier, but shall not include a post wire fence or temporary fence.
Pole	means any tower or similar structure for the transmission and distribution of electricity, including those designed to carry antennas to facilitate <i>radiocommunication</i> and/or <i>telecommunication</i> , and includes any supporting guy wire and associated attachment.
Policy	means indicates a course of action to achieve an <i>objective</i> , and also gives direction to methods of implementation.
Potable	means a <i>water</i> supply that is measured in accordance with the recognised bacteriological test under the New Zealand drinking water standards, with a count of 0-9 E. coli per 100mls accepted provided treatment is installed. A count of 10 and over will not be acceptable unless treatment facilities to achieve the acceptable level are installed prior to the issue of completion certificate.
Poultry Farming	means the commercial raising and keeping of poultry, contained either in <i>buildings</i> , outdoor enclosures, or a combination of both, and that occurs predominantly



3 INTERPRETATION
3.1 DEFINITIONS

	independent of the soil fertility on the <i>site</i> , is dependent on a high input of food from beyond the <i>site</i> , and may (but not necessarily) involve artificially controlled growing conditions. For the avoidance of doubt, poultry farming is not covered by the phrase 'intensive indoor primary production'.
<i>Primary production</i>	<p><i>means:</i></p> <p>(a) any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and</p> <p>(b) includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a);</p> <p>(c) includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in(b); but</p> <p>(d) excludes further processing of those commodities into a different product.</p>
Property	means the land comprised and described in one certificate of title.
Protection Lots	means allotments created by association with the formal protection by covenanting or similar measures, of part or all of a <i>significant natural area</i> or significant archaeological site, as provided by the <i>subdivision</i> provisions of the district plan.
Quarry	<i>means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock, or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities</i>
Quarrying activities	<i>means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale, and recycling of aggregates (clay, silt, rock, and sand), the disposition of overburden material, rehabilitation, landscaping, and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops, and car parking areas associated with the operation of the quarry.</i>
Radiocommunication	means any transmission or reception of signs, signals, writing, images, sounds or intelligence of any nature by electromagnetic waves of frequencies lower than 3000 gigahertz, propagated in space without artificial guide.
Radiocommunication and/or telecommunication facility	means structures related to telecommunication as defined in section 5 of the Telecommunications Act 2001, or radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989.
Rear site	means a site which is situated to the rear of another site and has legal access to a <i>road</i> via an entrance strip or accessway.
Recreation and sporting activities on parks and reserves	means any activity whose primary aim is the enjoyment or leisure of either a competitive or recreational nature, and includes sports fields, swimming pools, children's play areas, skate parks, amenity and conservation plantings, shelters,



3 INTERPRETATION

3.1 DEFINITIONS

	<i>buildings</i> necessary for the maintenance of the park, public toilets, and associated structures such as goal posts and light poles but excludes motorised vehicle sports.
Recreational hunting	means non-commercial hunting where the hunter or hunters pursue their game primarily for recreation as a pastime, without gaining pecuniary reward or gain from the hunting, or from the sale of any wild animal or part thereof. For the avoidance of doubt, recreational hunting includes the use of any site/s by Gun Dog Clubs.
Relocatable buildings	means <i>buildings</i> that are moved onto a destination <i>site</i> from another <i>site</i> , but excludes an existing <i>building</i> moved within the same <i>site</i> , a building moved to a storage <i>site</i> and new prefabricated <i>buildings</i> that are constructed elsewhere and then moved onto the <i>site</i> .
Renewable electricity generation	means generation of electricity from solar, wind, hydroelectricity, geothermal, biomass, tidal, wave or ocean current energy sources.
Renewable electricity generation activities	means the construction, operation and maintenance of <i>structures</i> associated with <i>renewable electricity generation</i> . This includes domestic and community-scale distributed renewable generation activities and: <ul style="list-style-type: none"> (a) the system of electricity conveyance required to convey electricity to the distribution network and/or the <i>National Grid</i>, (b) electricity storage technologies associated with renewable electricity, and (c) ancillary <i>buildings</i>, hardstand areas, <i>earthworks</i>, access tracks, <i>roads</i>, storage of <i>hazardous substances</i>, monitoring equipment, removal of <i>indigenous vegetation</i> or exotic vegetation, and concrete batching plants.
<i>Residential activity</i>	<i>means the use of land and building(s) for people’s living accommodation.</i>
<i>Residential unit</i>	<i>means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.</i>
Restaurants, bars and cafes	means premises and <i>ancillary activities</i> where meals are sold principally for consumption on the premises, whether or not the premises are licensed under the Sale of Liquor Act 1989; and premises used principally for the serving of liquor for consumption on the premises, and includes clubs and taverns. This definition does not include <i>Drive-Through Restaurants</i> .
Retail activities	means premises and <i>ancillary activities</i> where goods and services are sold or offered for sale, including large format premises such as <i>supermarkets</i> , takeaway food premises, garden centres, and hardware stores, but excluding premises for the sale of boats, caravans and motor vehicles, <i>service stations and motor vehicle repair garages</i> , <i>offices</i> , <i>restaurants, bars and cafes</i> , <i>service industry and commercial services</i> .



Retail (excluding the sale of liquor as the primary retail activity)	<i>Retail activities</i> as defined above, except where the majority of the floor space of the premises displays alcoholic beverages for sale.
<i>Retirement village</i>	<i>means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.</i>
Reverse Sensitivity	means the potential for the operation of an existing lawfully established activity to be compromised, constrained or curtailed by the more recent establishment of other activities which are sensitive to the adverse <i>environmental effects</i> being generated by the pre-existing activity.
<i>River</i>	<p><i>has the same meaning as in Section 2 of the RMA:</i></p> <p><i>“means a continually or intermittently flowing body of fresh water and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal”.</i></p> <p>For the purposes of esplanade reserves and strips, a ‘river’ has a <i>bed</i> with an average width of 3 metres or more at annual fullest flow where the river flows through or adjoins an <i>allotment</i>.</p>
<i>Road</i>	<p><i>has the same meaning as in Section 2 of the RMA:</i></p> <p><i>“has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Roding Powers Act 1989.</i></p> <p><i>Section 315 of the Local Government Act 1974 road definition:</i></p> <p><i>road means the whole of any land which is within a district, and which —</i></p> <ul style="list-style-type: none"> <i>(a) immediately before the commencement of this Part was a road or street or public highway; or</i> <i>(b) immediately before the inclusion of any area in the district was a public highway within that area; or</i> <i>(c) is laid out by the council as a road or street after the commencement of this Part; or</i> <i>(d) is vested in the council for the purpose of a road as shown on a deposited survey plan; or</i> <i>(e) is vested in the council as a road or street pursuant to any other enactment;— and includes—</i> <i>(f) except where elsewhere provided in this Part, any access way or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane</i>



3 INTERPRETATION

3.1 DEFINITIONS

	<p><i>or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part or is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988:</i></p> <p><i>(g) every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof;—</i></p> <p><i>but, except as provided in the Public Works Act 1981 or in any regulations under that Act, does not include a motorway within the meaning of that Act or the Government Roading Powers Act 1989</i></p> <p><i>Section 2(1) of the Government Roading Powers Act 1989 motorway definition motorway—</i></p> <p><i>(a) means a motorway declared as such by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of this Act; and</i></p> <p><i>(b) includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but</i></p> <p><i>(c) does not include any local road, access way, or service lane (or the supports of any such road, way, or lane) that crosses over or under a motorway on a different level.</i></p>
Road Opening Notice	means the procedure undertaken by a Network Utility Operator for works proposed within a <i>road</i> corridor, whereby the roading authority is notified and has the ability to impose conditions on the works, in accordance with relevant provisions of the Telecommunications Act 2001, Gas Act 1992, Electricity Act 1992, or any Code of Practice approved under the Utilities Access Act 2010.
Rohe	<i>is the geographical area closely linked to iwi or hapū. That iwi or hapū will exercise mana over that area, and so will have mana whenua.</i>
Rural-based activities	means any activity which requires a rural location, including farming, <i>forestry, intensive indoor primary production, mineral exploration, mining and quarrying, network utilities and infrastructure</i> ; and primary industry.
Rural industry	<i>means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.</i>
Saleyards	means <i>land and buildings</i> used for the purpose of the sale of livestock, including loading and unloading facilities, and facilities for the temporary storage of livestock before and after sales.
Sensitive Activities	means those activities that are particularly sensitive to the risks associated with <i>National Grid</i> transmission lines because of either the period of exposure to the risk, or the vulnerability of the population that is exposed to the risk. Such activities include residential, accommodation, <i>education facilities</i> (excluding adult educational facilities), <i>housing for the elderly</i> , papakāinga, <i>hospitals and homes for the aged</i> .
Service industry	means the establishment and operation of predominantly larger format vehicle-oriented commercial activities, retail sale or distribution activities, including light



3 INTERPRETATION
3.1 DEFINITIONS

	manufacturing, the repair or servicing of goods (such as household appliances and electronic equipment), vehicle-oriented retail activities including large format shops, drive-through services and outdoor retailing assembly and servicing activities, and activities such as printing works, vehicle repairs, panel beaters, light engineering workshops, tradesmen’s depots and the like. <i>Service industry</i> excludes any <i>industrial activity</i> (as defined above).
Service Lane	means any lane laid out or constructed for the purpose of providing the public with a side or rear access for vehicular traffic to any <i>land</i> .
Service stations including motor vehicle repair	means an activity comprising the sale of motor vehicle fuels (including petrol, CNG, LPG and diesel), lubricating oils for motor vehicles, tyres, batteries, spare parts and other accessories associated with motor vehicles, car wash facilities, general retail premises, drive through facilities, the hire of trailers, truck stops, and the mechanical repair and servicing of motor vehicles (including motor cycles, caravans, boat motors, trailers), panel beating, trimming or spray painting of motor vehicles and warrant of fitness testing.
Services	means infrastructural networks serving properties, and includes <i>water</i> supply, <i>sewage</i> disposal, <i>stormwater</i> drainage, <i>telecommunications</i> , electricity connections, fibre networks, and other similar network provision to properties.
Sewage	<i>means human excrement and urine.</i>
Showrooms and ancillary retailing [to an <i>industrial activity</i>]	means a retail activity which is incidental to but associated with the principal <i>industrial activity</i> on the site and includes a factory shop selling goods produced on the premises.
Side and rear boundary	means a boundary that runs the length of a side or rear of a <i>property</i> , and that is not a <i>front boundary</i> (i.e. has no frontage to a road). Where a <i>property</i> has two or more front boundaries (i.e. corner and through sites) the remaining boundaries are considered to be rear boundaries.
Sign	<p><i>means any device, character, graphic or electronic display, whether temporary or permanent, which:</i></p> <p><i>(a) is for the purposes of:</i></p> <p><i>(i) identification of or provision of information about any activity, property or structure or an aspect of public safety;</i></p> <p><i>(ii) providing directions; or</i></p> <p><i>(iii) promoting goods, services or events; and</i></p> <p><i>(b) is projected onto, or fixed or attached to, any structure or natural object; and</i></p> <p><i>(c) includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice</i></p>



3 INTERPRETATION

3.1 DEFINITIONS

Significant Amenity Landscape	means an area of land shown as being a significant amenity landscape area on the planning maps and listed in SCHED4-NFL (c).
Significant Natural Area	means an area of <i>indigenous vegetation</i> or habitat of indigenous fauna shown as being a significant natural area on the planning maps, and listed in SCHED3-SNA
Site	<p><i>means:</i></p> <p>(a) <i>an area of land comprised in a single record of title under the Land Transfer Act 2017; or</i></p> <p>(b) <i>an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or</i></p> <p>(c) <i>the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or</i></p> <p>(d) <i>despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.</i></p>
Stormwater	<i>means run-off that has been intercepted, channelled, diverted, intensified, or accelerated by human modification of a land surface, or run-off from the surface of any structure, as a result of precipitation and includes any contaminants contained within.</i>
Street	has the same meaning as "road" as defined by section 315 of the Local Government Act 1974.
Street furniture	means any structures and items lawfully located on or over the legal <i>road</i> reserve. It includes litter bins (not skip bins), bus shelters, public telephones, roadside rest areas and toilets, information boards and weigh stations, sculptures, banners with supporting <i>poles</i> , <i>street trees</i> and <i>landscaping</i> .
Structure	<p><i>has the same meaning as in section 2 of the RMA:</i></p> <p><i>"means any building, equipment, device or other facility made by people and which is fixed to land; and includes any raft".</i></p>
Subdivision	<p><i>has the same meaning as "subdivision of land" in Section 218 of the RMA as set out below:</i></p> <p><i>"means—</i></p> <p>(a) <i>the division of an allotment—</i></p> <p>(i) <i>by an application to the Registrar-General of Land for the issue of a separate record of title for any part of the allotment; or</i></p> <p>(ii) <i>by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or</i></p>



3 INTERPRETATION
3.1 DEFINITIONS

	<p><i>(iii) by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or</i></p> <p><i>(iv) by the grant of a company lease or cross lease in respect of any part of the allotment; or</i></p> <p><i>(v) by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a record of title for any part of a unit on a unit plan; or</i></p> <p><i>(b) an application to the Registrar-General of Land for the issue of a separate record of title in circumstances where the issue of that record of title is prohibited by section 226.</i></p>
Supermarket	means a retail shop primarily selling a wide range of fresh produce and meat, plus frozen or packaged groceries, food and beverages, together with an ancillary range of non-food grocery items. Supermarket falls within the definition of 'retail activities'.
Sustainable management	<p><i>has the same meaning as in Section 5 of the RMA as set out below:</i></p> <p><i>means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—</i></p> <p><i>(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and</i></p> <p><i>(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and</i></p> <p><i>(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.</i></p>
Tangata Whenua	<i>in relation to a particular area, means the iwi or hapū, that hold mana whenua over that area.</i>
Telecommunication	means the conveyance from one device to another of any sign, signal, impulse, writing, image, sound, instruction, information, or intelligence of any nature, whether for the information of any person using the device or not.
Temporary activities	<p>means any short-term use of <i>land</i> and associated <i>structures</i> that do not involve any permanent <i>structures</i> being constructed. Typically, <i>temporary activities</i> relate to a construction project such as scaffolding or a site management office, a community or sports event such as a temporary grandstand or marquee, or a marketplace, stall or public gathering, all with a limited duration and not involving permanent <i>structures</i>.</p> <p><i>Temporary activities</i> include unloading goods from a shipping container on the <i>site</i>, provided that the container is removed within one month of arrival on site.</p> <p>The term '<i>temporary activities</i>' does not include <i>temporary military exercises</i>, <i>temporary film making activities</i>, use of emergency sirens, <i>community events</i>, <i>temporary structures</i>, or <i>temporary signage</i>, as these are defined and provided for separately.</p>



3 INTERPRETATION

3.1 DEFINITIONS

<p>Temporary film making activities</p>	<p>means the filming of locations or scenes for the purpose of creating a movie, television programme or similar, and includes the construction and use of film sets, <i>structures</i> and props.</p>
<p><i>Temporary military exercises</i></p>	<p><i>means a temporary activity undertaken for the training of any component of the New Zealand Defence Force (including with allied forces) for any defence purpose. Defence purposes are those purposes for which a defence force may be raised and maintained under Section 5 of the Defence Act 1990 which are:</i></p> <p><i>(a) the defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act:</i></p> <p><i>(b) the protection of the interests of New Zealand, whether in New Zealand or elsewhere:</i></p> <p><i>(c) the contribution of forces under collective security treaties, agreements, or arrangements:</i></p> <p><i>(d) the contribution of forces to, or for any of the purposes of, the United Nations, or in association with other organisations or States and in accordance with the principles of the Charter of the United Nations:</i></p> <p><i>(e) the provision of assistance to the civil power either in New Zealand or elsewhere in time of emergency:</i></p> <p><i>(f) the provision of any public service.</i></p>
<p>Temporary signage</p>	<p>means non-permanent signage established for the purpose of advertising an upcoming event or activity, the sale of a property, or erected on a construction site or in connection with a public election. <i>Signs</i> advertising events shall not contain any business or commercial advertising, other than the name or logo of a sponsor.</p>
<p>Temporary structures</p>	<p>means non-permanent structures related to a <i>community event</i>, construction project, or other activity such as the drilling of test bores, auger holes, test pits, and cone penetrometer tests, or anemometers, and <i>masts</i> or similar <i>structures</i> established to measure wind.</p>
<p>Temporary works and associated structures related to electricity generation</p>	<p>means works to develop, <i>upgrade</i>, maintain, repair, monitor and operate electricity generation facilities, that contribute to providing a continuous and efficient supply of electricity to users, or that ensures the potential <i>effects</i> from <i>natural hazards</i> are avoided, remedied or mitigated</p>
<p><i>Territorial authority</i></p>	<p><i>has the same meaning as in Section 5 of the Local Government Act 2002 as set out below:</i></p> <p><i>Means a city council or district council named in Part 2 of Schedule 2.</i></p>
<p>Tokoroa Hospital</p>	<p>means an institution providing primarily in-patient care for the sick or injured, including medical, surgical, maternity, mental health, geriatric, convalescent or hospice care, and includes all hospital clinics, dispensaries, out-patient departments, operations and maintenance support services (such as laundries, kitchens, cafeterias, refreshment facilities, residential centres, generators, substations, storage</p>



3 INTERPRETATION
3.1 DEFINITIONS

	facilities, workshops), hospital administration offices, ancillary <i>retail facilities</i> and undertakings maintained in connection with, or incidental to, the hospital activity and includes <i>Health Care Services</i>
Transport and courier depots	means land and buildings used principally for the receiving, dispatching or holding of goods or passengers in transit by <i>road</i> or rail, and includes ancillary storage areas, <i>offices</i> , staff facilities and provision for vehicles.
Upgrading	means the structural improvement, repair and replacement of worn or technically deficient parts, to provide for the continued efficient and secure operation of the network utility or <i>electricity generating infrastructure</i> . In respect of <i>electricity generating infrastructure, electricity transmission and distribution lines</i> , this allows for an increase in carrying capacity provided any <i>buildings</i> , support <i>structures</i> and <i>lines</i> are of a similar character, size and scale as existing.
Vehicle crossing	means that part of the <i>road</i> reserve which has been formed or otherwise constructed to enable vehicle access between an <i>allotment</i> and a public <i>road</i> , and includes any associated culvert, bridge or kerbing.
Verandah	means a covering structure attached to a <i>building</i> that provides shelter over a public footpath along the <i>street</i> frontage within a town centre.
Veterinary services	means services and associated facilities relating to the physical health and welfare of animals by duly qualified practitioners or persons in their employ, and includes veterinary clinics, animal testing and diagnostic facilities.
Visitor accommodation	<i>Means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and included any ancillary activities.</i>
Visitor facilities (associated with energy generation)	means <i>buildings</i> and facilities for the display of information for visitors to energy generation sites, including museums, ancillary <i>retail</i> and cafes.
Wāhi tapu	<i>The literal translation is “sacred site”. These are defined locally by the hapū and iwi which are the kaitiaki (guardians) for the wāhi tapu. Typically includes burial grounds and sites of historical importance to the tribe. In some instances, they signify ahi-kā-roa, places used for ritual cleansing, of healing, or simply where past incidents occurred. Some wāhi tapu are places or landscapes considered tapu because of their magnitude, or symbolic representation of a hapū or iwi. In order to protect particular sites from interference and desecration, some tribes will refuse to disclose the exact location to outsiders.</i>
Wastewater	<i>means any combination of two or more the following wastes: sewage, greywater, or industrial and trade waste.</i>
Water	<i>has the same meaning as in Section 2 of the RMA as set out below:</i> <i>“a) means water in all its physical forms whether flowing or not and whether over or under the ground;</i> <i>b) includes fresh water, coastal water, and geothermal water;</i>



3 INTERPRETATION

3.2 ABBREVIATIONS

	<i>c) does not include water in any form while in any pipe, tank, or cistern”</i>
<i>Waterbody</i>	<i>has the same meaning as in Section 2 of the RMA as set out below: “Means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located with the coastal marine area”.</i>
<i>Wetland</i>	<i>Has the same meaning as in Section 2 of the RMA as set out below: “Includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.</i>

3.2 Abbreviations

PER – Permitted Activity

CON – Controlled Activity

RDIS – Restricted Discretionary Activity

DIS – Discretionary Activity

NC – Non-Complying Activity

AEE – Assessment of Environmental *Effects*

CPTED- Crime Prevention Through Environmental Design

DCP – Development Concept Plan

NES – National Environmental Standards

NPS- National Policy Statements

RMA – Resource Management Act

SWDC – South Waikato District Council

SCHED1–HH – Historic Heritage

SCHED2–CH – Cultural Heritage

SCHED3–SNA – Significant Natural Areas

SCHED4–NFL – Natural Features and Landscapes

SCHED5–HIIA - High Impact Industrial Activities

WRC- Waikato Regional Council



WRITS – Waikato Regional Infrastructure Technical Specifications

See Table of Contents for Abbreviations in Chapter Headings.