

Section 3 – Definitions

Some terms used in the Plan are defined in an act, a national policy statement under the RMA, the [Waikato Regional Policy Statement](#) or the [Waikato Regional Plan](#). For these terms (definition in *italics*), the Plan uses the definitions from these documents. These sourced definitions are included in this section for the Plan user's information, accurate to April 2016. However if the definition has changed in the source document since that date, the source document's definition applies.

Where a Plan provision mentions an organisation, the provision also applies to any future organisation that supersedes that organisation.

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

Access Terms

Access Terms	
<p>Figure 1 – Different forms of vehicle access to a lot</p>	
Term	Definition
Access Lot	means a lot which provides legal access or part of the legal access to one or more lots, and which is held in the same ownership or by tenancy-in-common in the same ownership as the lot(s) to which it provides legal access.
Access Way	has the same meaning as in section 315 of the Local Government Act 1974 . <i>"Access way means any passage way, laid out or constructed by the authority of the council or the Minister of Works and Development or, on or after 1 April 1988, the Minister of Lands for the purposes of providing the public with a convenient route for pedestrians from any road, service lane, or reserve to another, or to any public place or</i>

Access Terms	
	<i>to any railway station, or from one public place to another public place, or from one part of any road, service lane, or reserve to another part of that same road, service lane, or reserve.'</i>
Internal Access	means a shared access arrangement (e.g. access lot, shared access strips) which provides the legal vehicle access from two or more dwellings/household units or lots to a <u>road</u> .
Private Way	has the same meaning as in section 315 of the Local Government Act 1974 . <i>"Private way means any way or passage whatsoever over private land within a district, the right to use which is confined or intended to be confined to certain persons or classes of persons, and which is not thrown open or intended to be open to the use of the public generally; and includes any such way or passage as aforesaid which at the commencement of this Part exists within any district."</i>
Right-of-Way Easement	means a legal right for a person to cross private land owned by another person, usually applying only to a specific strip of land necessary for the person or vehicle to cross.
Road	means a smoothed or paved surface made for travelling by motor vehicles that is usually either on public land, or on land that is to be vested as public land as a condition of <u>subdivision</u> consent.
Vehicle Access Strip	means the narrow portion of a <u>rear lot</u> less than 10 m wide used exclusively for pedestrians and vehicles to enter and exit the main portion of the <u>rear lot</u> from the street frontage.
Vehicle Crossing	means the formed and constructed vehicle entry/exit point from the carriageway of any <u>road</u> , up to and including that portion of the <u>road</u> boundary of the <u>site</u> across which a vehicle enters a <u>site</u> , and includes any bridge, culvert or kerbing.

Forestry Terms

Term	Definition
<u>Afforestation</u>	means a new tree plantation for wood products on land not previously planted in trees, or a new tree plantation not covered by existing use rights. Afforestation includes all phases of the production cycle, such as planting, stand <u>maintenance</u> , harvesting and mechanical land preparation (wind rowing, mounding slash, etc.), and maintaining infrastructure ancillary to afforestation (roads, tracks, landings, etc.) but excludes associated wood processing activities, for example sawmills and pulp and paper production, except for the operation of mobile sawmill facilities on a <u>site</u> no longer than 3 months in any 12 month period.
<u>Plantation forestry</u>	means an existing forest of trees that have been specifically planted and managed for commercial gain by harvesting and re-planting for the production of timber or other wood products. Plantation forestry includes all phases of the production cycle such as re-planting, stand maintenance, harvesting and mechanical land preparation (wind rowing, mounding slash, etc.) and establishing and maintaining infrastructure ancillary to plantation forestry (roads, tracks, landings, etc.), but excludes associated wood processing activities, for example sawmills and pulp and paper production, except for the operation of mobile sawmill facilities on a <u>site</u> no longer than 3 months in any 12 month period.

Term	Definition
	<p>For the avoidance of doubt, for both 'Afforestation' and 'Plantation Forestry', 'wood products' means end products made of wood, e.g. timber, wood pellets, etc. This does not include other products from trees, such as oil, pollen, nectar for honey, fruit, etc. For this activity, refer to the 'farming' definition. It also does not include removing old trees or sporadic tree removal and using its wood products incidental to the main purpose of the tree, e.g. using a fallen tree for firewood.</p> <p>For the purposes of the definition of 'Afforestation', 'tree plantation' does not include trees planted for gardening, erosion prevention, ecological restoration, shelter belts, shade/shelter for stock, or to provide firewood for the owners or occupiers of the land.</p>

Historic Heritage Terms

Term	Definition
<u>Alteration</u>	means a change to the fabric or characteristics of a building exterior including (but not limited to) the removal and replacement of walls, windows, or roofs with a different material or a different location. This also applies to internal structures where these are identified in the Historic Heritage Schedule.
<u>Archaeological Site</u>	<p>has the same meaning as in section 6 of the Heritage New Zealand Pouhere Taonga Act 2014.</p> <p><i>Archaeological site means, subject to section 42(3), -</i></p> <ul style="list-style-type: none"> <i>a) any place in New Zealand, including any building or structure (or part of a building or structure), that—</i> <ul style="list-style-type: none"> <i>i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where that wreck occurred before 1900; and</i> <i>ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and</i> <i>b) includes a site for which a declaration is made under section 43(1)."</i>
<u>Demolition</u>	means the destruction or removal of 30% or more of the building footprint of a building or structure .
<u>Historic Heritage</u>	<p>has the same meaning as in section 2 of the Resource Management Act 1991.</p> <ul style="list-style-type: none"> <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> <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> <i>b) includes—</i> <ul style="list-style-type: none"> <i>(i) historic sites, structures, places, and areas; and</i> <i>(ii) archaeological sites; and</i>

Term	Definition
	<p>(iii) sites of significance to Māori, including wāhi tapu; and</p> <p>(iv) surroundings associated with the natural and physical resources</p>
Historic Heritage Area	means an area shown as an overlay in the Planning Maps containing historic heritage that contributes to an understanding and appreciation of both the District's and New Zealand's history.
Historic Heritage Curtilage	means land surrounding and integral to a historic heritage item, including the landscaping and planting area, which is relevant to retaining and interpreting the item's historic heritage significance.
Historic Heritage Item	means a <u>building</u> , <u>structure</u> or combination of buildings/structures listed in a historic heritage schedule in <u>the Plan</u> , and includes the historic heritage curtilage.
Land Disturbance	<p>means any <u>earthworks</u> that will destroy, modify or damage an <u>archaeological site</u> or <u>site</u> of significance to Māori identified in <u>the Plan</u>. Examples of <u>land disturbance</u> include:</p> <ul style="list-style-type: none"> • Forestry tracks, planting and harvesting; • Development such as building platforms, topsoil stripping, access ways, roads and telecommunication infrastructure; • <u>Earthworks</u> for stock races or farm tracks, fencing or landscaping.
Maintenance and /or Repair	means the regular and on-going protective care of an <u>archaeological site</u> or area, or a <u>Site</u> of Significance to Māori to prevent deterioration. It also means the <u>restoration</u> of a historic heritage item (including part of the heritage item) or a <u>building</u> in a historic heritage area to a good or sound condition. It may include painting, plumbing, guttering, water washing, patching, piecing-in, re-piling, splicing and consolidating existing materials. It includes the replacement of minor components; such as individual bricks, cut stone, timber sections, tiles and slates, a fire place, and telecommunication or electricity connections made to the same or similar location on the <u>building</u> . The <u>repair</u> of buildings should use the original or similar material, colour, texture, form, design and strength to the part being replaced.
Removal	means to physically shift a <u>building</u> , in whole or in part, from its existing <u>site</u> to another <u>site</u> .
Repositioning	means to physically shift a <u>building</u> , in whole or in part, within its own <u>site</u> and includes raising the item.

Lot Terms

Term	Definition
Balance Lot	means the largest part of a lot that remains following <u>subdivision</u> .
Front Lot	means a lot with at least one <u>road</u> frontage greater than 10 m. A 'corner lot' and 'through lot' with two <u>road</u> frontages is included in this definition.
Lot	<p>means all adjoining allotment(s) (as defined in section 218 of the Resource Management Act - see below) held within one computer freehold register (also known as certificate of title). Where there is a registered cross lease flats plan, each exclusive use area identified on the flats plan constitutes a lot under this Plan. '<u>Site</u>' has the same meaning.</p> <p>2. In this Act, the term allotment means—</p> <p>a) any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not—</p>

Term	Definition
	<p>i) The <u>subdivision</u> shown on the survey plan has been allowed, or <u>subdivision</u> approval has been granted, under another Act; or</p> <p>ii) A <u>subdivision</u> consent for the <u>subdivision</u> shown on the survey plan has been granted under this Act; or</p> <p>b) any parcel of land or <u>building</u> or part of a <u>building</u> that is shown or identified separately –</p> <p>i) On a survey plan; or</p> <p>ii) On a license within the meaning of Part 7A of the Land Transfer Act 1952; or</p> <p>c) any unit on a unit plan; or</p> <p>d) any parcel of land not subject to the Land Transfer Act 1952.</p> <p>3. For the purposes of subsection 2, an allotment that is –</p> <p>a) Subject to the Land Transfer Act 1952 and is comprised in 1 certificate of <u>title</u> or for which 1 certificate of <u>title</u> could be issued under that Act; or</p> <p>b) Not subject to that Act and was acquired by its owner under 1 instrument of conveyance - shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a <u>road</u> or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a <u>subdivision</u> consent granted under this Act or by a subdivisional approval under any former enactment relating to the <u>subdivision</u> of land.</p> <p>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."</p>
Net Lot Area	means the lot area excluding any <u>vehicle access strip</u> or <u>right-of-way easement</u> .
Rear Lot	means a lot that is not a front lot.

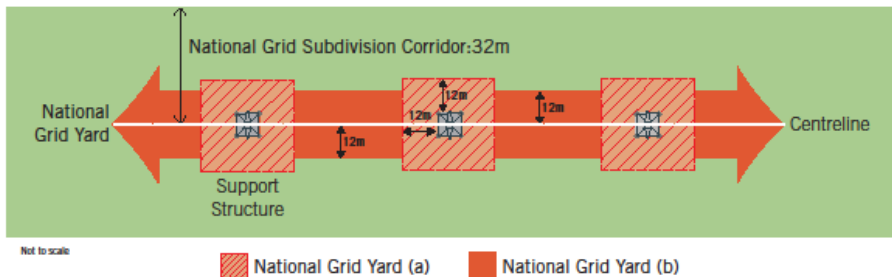
Mining Terms

Term	Definition
Comprehensive Mine Development	means an activity that comprises of at least two mining activities with at least one of the activities being <u>mineral</u> extraction (<u>surface mining</u> or <u>underground mining</u>) and for which resource consent is applied for concurrently
Exploration	<p>has the same meaning as in section 2 of the Crown Minerals Act 1991.</p> <p><i>"Exploration means any activity undertaken for the purpose of identifying <u>mineral</u> 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 <u>mineral</u> deposit or occurrence; and to explore has a corresponding meaning."</i></p> <p>For the avoidance of doubt, <u>exploration</u> includes associated activities as listed in the <u>Plan</u> definition of 'mining'.</p>
Mineral	<p>has the same meaning as in section 2 of the Crown Minerals Act 1991.</p> <p><i>"<u>Mineral</u> 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</i></p>

Term	Definition
	<i>minerals, fuel minerals, precious stones, <u>industrial rocks</u> and <u>building stones</u>, and a prescribed substance within the meaning of the Atomic Energy Act 1945."</i>
Mineral Processing	<p>means an <u>industrial</u> activity to take, win, extract, treat, process or separate, by means of chemical reactions or other non-earthwork methods, a <u>mineral</u> existing in its natural state in land, or a chemical substance from that <u>mineral</u>, for the purpose of obtaining the <u>mineral</u> or chemical substance. <u>Mineral processing</u> may be integrated with a mining extraction activity on one <u>site</u>, or may be done on a separate <u>site</u>.</p> <p><u>Mineral processing</u> may include the following accessory activities, when directly related to <u>mineral processing</u>:</p> <ul style="list-style-type: none"> • Construction, <u>maintenance</u>, and operation of any buildings, structures, land improvements, and any machinery and equipment. • Deposit or discharge of minerals, material, debris, tailings, refuse, or wastewater <p><u>Mineral Processing</u> includes associated activities as listed in <u>the Plan</u> definition of 'Mining'.</p>
Mining	<p>means to take, win, or extract, by means of <u>earthworks</u>, a <u>mineral</u> existing in its natural state in land but does not include <u>prospecting</u>, <u>exploration</u>, <u>mineral processing</u> or <u>waste rock/tailings storage</u> . To 'mine' has a corresponding meaning. In <u>the Plan</u>, 'mining' is separated into '<u>surface mining</u>', '<u>underground mining</u>' and 'quarrying'.</p> <p>Mining includes, but is not limited to:</p> <ul style="list-style-type: none"> • Transportation of soil, rock or minerals to and from the <u>site</u>; • <u>Removal</u> and replacement of overburden; • Temporary stacking, deposition or storage of soil, rock, or minerals; • Construction, <u>maintenance</u>, and operation of any buildings, structures, land improvements, and any machinery and equipment, related to this activity such as drilling rigs and temporary accommodation; • <u>Earthworks</u>, including tracking; • Dewatering; • Vegetation <u>removal</u>.
Prospecting	<p>has the same meaning as in section 2 of the Crown Minerals Act 1991.</p> <p><i>"Prospecting –</i></p> <ol style="list-style-type: none"> <i>means any activity undertaken for the purpose of identifying land likely to contain <u>mineral</u> deposits or occurrences; and</i> <i>includes the following activities:</i> <ol style="list-style-type: none"> <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>
Quarry	<p>means the surface excavation, extraction, <u>screening</u> and/or crushing of bulk aggregate rock, sand and stone where no chemical or physical separation of minerals from the aggregate rock and stone occurs. The term also includes ancillary <u>earthworks</u>, removing and deposition of overburden, soil, spoil or other materials, treatment of stormwater and rehabilitation works including clean fill, and associated activities as listed in <u>the Plan</u></p>

Term	Definition
	definition of 'Mining'. Quarrying has the same meaning and both 'Quarry' and 'Quarrying' exclude instances where all excavated material is used on-site.
Surface Expression	means in the context of 'underground mining without surface expression'. 'Surface expression' refers to any activity, equipment or thing located on the land surface associated with the relevant <u>underground mining</u> operation, including but not limited to; mine infrastructure or equipment such as vents, portals or machinery associated with the mining activity of any nature, whether temporary or permanent; any shafts, openings or workings associated with the mining activity.
Surface Mining	means mining from under or on the land surface utilising open pit, open cast or other recognised <u>surface mining</u> techniques, methods and equipment. It does not include quarrying. It includes associated activities as listed in the Plan definition of 'Mining'.
Underground Mining	means mining that occurs underground, utilising shafts, adits, tunnelling and other recognised <u>underground mining</u> techniques, methods and equipment, and also includes: <ul style="list-style-type: none"> • Surface disturbance associated with <u>underground mining</u>; • Backfilling of the void with waste rock and aggregate; • Emergency exits and ventilation shafts; • Temporary stockpiles of material to be used as <u>road</u> base, backfill or ore pads; • Water treatment facilities. It also includes associated activities as listed in the Plan definition of 'Mining'.
Waste Rock/Tailings Storage	means the long-term above-ground collection and storage of waste rock/material and/or tailings resulting from the physical and/or chemical <u>mineral</u> extraction process. It also includes associated activities as listed in the Plan definition of 'Mining'.

National Grid

Term	Definition
National Grid	means the assets owned or operated by Transpower New Zealand Limited.
National Grid Yard	means: <ol style="list-style-type: none"> the area located 12 metres in any direction from the outer edge of a <u>National Grid Support Structure</u>; and the area located 12 metres either side of the centreline of any overhead <u>National Grid Transmission Line</u>.  <p>Not to scale</p> <p>Legend: National Grid Yard (a) National Grid Yard (b)</p>
National Grid Subdivision Corridor	means the area which is within 32 metres either side of the centreline of any overhead <u>National Grid Transmission Line</u> .

Term	Definition
Transmission Line	in relation to the <u>National Grid</u> has the same meaning as the definition in the Resource Management (National Environmental Standards for Electricity Transmission Activities Regulations 2009 (NESETA)).
National Grid Support Structure	means a tower or pole that supports conductors as part of a Transmission Line and includes the hardware associated with the <u>structure</u> (such as insulators, cross-arms, and guy-wires) and the <u>structure's</u> foundations.
National Grid Sensitive Activity	includes schools, <u>residential</u> buildings and hospitals.

Natural Area or Feature

Term	Definition
Coastal Edge Escarpment Forest	Coastal forest and treeland which is dominated by mature indigenous coastal tree species, such as pohutukawa and can include flaxland and shrubland where these form an <u>indigenous vegetation</u> mosaic with treeland and which is no further than 150m inland from MHWS.
Coastal Forest	Forest dominated by pohutukawa, puriri, kohekohe and karaka but with other species such as taraire occasionally present and that occurs seaward of the Coastal <u>Environment</u> Line, and that has vegetation dominated by at least 80% of indigenous coastal forest species, with an average canopy <u>height</u> of no less than 6 m, which are naturally occurring within the Coromandel Ecological Region.
Duneland	areas composed of sand built by wind or the flow of water and that have a vegetation cover dominated by indigenous duneland species which are naturally occurring within the Coromandel Ecological Region. Duneland can be located by identifying suitable underlying soil types (e.g. as shown on geological maps).
Floodplain forest	Forest or shrubland that is found, or would have been found, on low-lying alluvial substrates subject to flooding and that has vegetation dominated by at least 80% of indigenous floodplain forest/shrubland species, which are naturally occurring within the Coromandel Ecological Region. These areas are located by identifying suitable underlying flood levels using the TCDC Flood Hazard/Regional Scale Flood Hazard Maps.
Forest	Indigenous woody vegetation in which the cover of trees and shrubs in the canopy is greater than 80% and in which tree cover exceeds that of shrubs. Trees are woody plants greater than 10 cm dbh. Tree ferns 3-10 cm dbh are treated as trees.
Lowland Forest	Forest predominantly comprising towai, tawa, rata and podocarp species that occurs landward of the Coastal <u>Environment</u> Line which is greater in <u>height</u> than 8 m and that has vegetation dominated by at least 80% indigenous lowland forest species which are naturally occurring within the Coromandel Ecological Region.
Scrub	Indigenous woody vegetation in which the cover of shrubs and trees in the canopy is greater than 80% and in which shrub cover exceeds that of trees. Shrubs are woody plants less than 10 cm dbh.
Shrubland	Vegetation in which the cover of indigenous shrubs in the canopy is 20-80% and in which the shrub cover exceeds that of any other growth form or bare ground.

Term	Definition
Treeland	<u>Indigenous Vegetation</u> in which the cover of trees in the canopy is 20-80%, with tree cover exceeding that of any other growth form, and in which the trees form a discontinuous upper canopy above either a lower canopy of non-woody vegetation or bare ground.

Natural Hazard Terms

Term	Definition
<u>Defended Area</u>	means land that is within an identified flood hazard area but is protected from a design river flood event by a flood defence that is managed by the Waikato Regional Council. A <u>Defended Area</u> is not, by itself, a flood defence, although there may be flood defences within this <u>Defended Area</u> .
<u>Flood Flow Area</u>	means an area that is not part of a river floodway but could be flooded with flowing water, possibly from ephemeral flowpaths in the hills. If these floodwaters struck a <u>building</u> , the water flow could force waves up the side of the <u>building</u> .
<u>Flood Hazard Risk Assessment</u>	means an assessment carried out by a suitably qualified expert of the potential flood hazard risk in relation to a proposed development on a particular <u>site</u> . The assessment may cover, but is not limited to: on and off- <u>site</u> effects, displacement or diversion of water, the efficiency and appropriateness of any proposed mitigation measures.
'Hard' Defence	means controlled disruption of natural processes by using solid man-made structures to reduce erosion, flood peaks and/or achieve the stabilisation of shorelines and riparian areas. Examples include: groynes, concrete sea walls, rock revetments, river stopbanks. This can be a coastal defence, flood defence or other natural hazard defence.
<u>High Flood Hazard Area</u>	means an area where flood waters have the potential to impede a person's ability to rescue themselves or others. When the flow depth exceeds 1 m (i.e. adult waist depth), a person's ability to navigate through water flow (both on foot and using a vehicle) is restricted, therefore impeding the rescue of themselves and others. Structural damage is likely when the flow speed exceeds 2 m/s. See flood hazard classification diagram below.
<u>Low Flood Hazard Area</u>	means an area where the flood waters allow an able-bodied person to manoeuvre through water flow. Light vehicles (cars and motorbikes) may be restricted by flow depth. Buildings may sustain superficial damage. See flood hazard classification diagram below.
<u>Medium Flood Hazard Area</u>	means an area where flood waters have the potential to cause a person to become unstable and unable to manoeuvre. Only heavy vehicles or specialist 4 wheel-drive vehicles are likely to be able to navigate through the water. Buildings with structurally weak points, such as doors and windows, are likely to be damaged when the flow speed exceeds 1 m/s. See flood hazard classification diagram below.

Term	Definition
	<p style="text-align: center;">Figure 7 – Flood hazard classification</p> <p style="text-align: center;">Flood hazard classification</p>
Natural Hazard	<p>has the same meaning as in section 2 of the Resource Management Act 1991.</p> <p><i>"Natural hazard 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 <u>environment</u>."</i></p>
Natural Hazard Defence	<p>means a 'soft' or 'hard' defence with a primary purpose to avoid or mitigate a natural hazard risk to an area. Flood defences, coastal defences, and coastal erosion defences are all forms of natural hazard defences that defend against a particular natural hazard or group of natural hazards. Examples include, but are not limited to: culvert, detention dam, floodgate, floodwall, pump station, river training groyne, spillway, stopbank, artificial channels, weir, rock rip-rap, bridge, earth stabilisation planting, <u>wetland</u>, dune restoration, geotextile wall.</p>
Ponding Area	<p>means an area where the combined depth and speed of floodwaters in the design river flood event is unlikely to impede the manoeuvrability or stability of the average person. Damage to property is likely to be mainly due to inundation and deposition of sediment.</p>
Residual Risk	<p>has the same meaning as in the Waikato Regional Policy Statement.</p> <p><i>"Residual risk—the risk associated with existing natural hazard structural defences such as stopbanks and seawalls, including the risk of failure of a defence or of a greater than design event occurring."</i></p>
Residual Risk Area	<p>has the same meaning as 'Residual Risk Zone' in the Waikato Regional Policy Statement.</p> <p><i>"Residual risk zone—an area subject to residual risk—that is the area that would be at risk from a natural hazard event but for a structural defence."</i></p>
'Soft' Defence	<p>means the use of ecological principles and natural character processes to reduce erosion, flood peaks and/or achieve the stabilisation of shorelines and riparian areas, while enhancing habitat and improving aesthetics. A 'soft' defence may include 'hard' components as long as they harness natural character processes, (e.g. an inter-tidal reef, or geotextile bags filled with natural material and buried under dunes). Other examples</p>

Term	Definition
	of ' <u>soft</u> ' defence: re-contoured and planted sand dunes, wetlands for stormwater retention. This can be a coastal defence, flood defence or other natural hazard defence.
<u>Stormwater Flow Area</u>	means an area that is not part of a river floodway but could be flooded with flowing water. This water is likely to be less than 0.5 m high and may be exacerbated by an overflowing stormwater network.

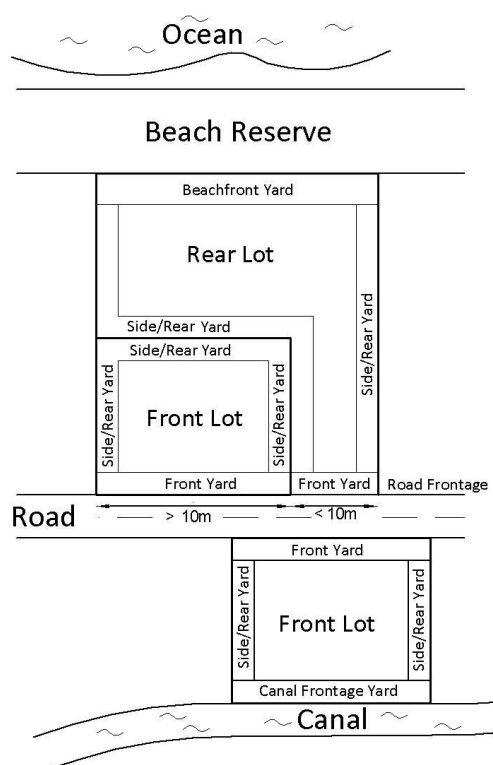
Noise Terms

Term	Definition
<u>LAeq</u>	means a level that is the energy-averaged sound level or constant level that is equivalent to all of the sound energy experienced during the measurement period (the measurement period, if specified, is given in parentheses).
<u>LAF max</u>	means the maximum audible sound level during the period of measurement (the measurement period, if specified, is given in parentheses).
<u>LC peak</u>	means the maximum sound level, including audible and inaudible (air pressure changes) sounds, during the period of measurement (the measurement period, if specified, is given in parentheses).
Noise Sensitive Activity	encompasses: <u>dwelling</u> , <u>minor unit</u> , <u>building</u> designed for large gatherings of people, education and childcare facility, hospital, health clinic, <u>residential care facility</u> , commercial office, <u>visitor accommodation</u> .

Yard Terms

Yard Terms

Figure 5 – Different types of yards



Term	Definition
Area Yard	means a yard that extends away from the specific Area (e.g. <u>Industrial Area</u>) mentioned.
Beachfront Yard	means a yard fronting the <u>Beachfront Yard</u> line in the Planning Maps.
Canal Frontage Yard	means a yard fronting a man-made canal. This yard also forbids structures higher than 0.5 m above <u>ground level</u> ; except for a <u>non-solid fence</u> enclosing a swimming pool or deck that is no higher than the minimum legal requirement.
Front Yard	means a yard fronting a formed <u>road</u> or state highway, but not a service lane.
Pauanui Airfield Amenity Yard	means a 12m yard applying to properties having a contiguous boundary with the northern side of the Pauanui <u>Airfield</u> , between Pauanui Boulevard and Sheppard Avenue.
Side/Rear Yard	means a yard that applies on a boundary where no other yard applies.
Yard	means a space between a boundary and a line parallel to the boundary that is a specified distance from it, where no buildings can be located.
Yard Exclusion	Eaves can extend up to 0.6 m within a yard boundary. This Yard Exclusion shall not apply to the <u>Canal Frontage Yard</u> at Pauanui.

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Term	Definition
Accessory Building	means any <u>building</u> that is incidental to a <u>dwelling</u> on a <u>site</u> . Where the <u>site</u> has no <u>dwelling</u> , an <u>accessory building</u> is any <u>building</u> that is used for a <u>residential</u> purpose. A <u>dwelling</u> or <u>minor unit</u> is not an <u>accessory building</u> .
Addition	means, when referring to a <u>building</u> , an increase in the <u>building's</u> exterior bulk in any direction.
Alteration	refer to 'Historic Heritage Terms'.
Afforestation	refer to 'Forestry Terms'.
Airfield	means activities and/or buildings that directly relate to air transport activities. Examples include, but are not limited to: <ul style="list-style-type: none"> - Hangar, aircraft <u>repair</u> workshop, aircraft fuel storage - Passenger terminal for flights - Runways, aeroplane parking areas - Airshow festival - Movement of planes, helicopters, hot air balloons
Airstrip	means land used for landing, loading and take-off of airplanes (excluding planes not large enough to carry a person). It does not include runways as part of an <u>airfield</u> .
Amateur Radio Configuration	means the antennas, aerials (including rods, wires and tubes) and associated supporting structures which are owned and used by licenced amateur radio operators. It does not include Network Utilities.
Amenity	and the corresponding <u>amenity</u> values has the same meaning as in section 2 of the Resource Management Act 1991 .
Animal Boarding or Breeding Facility	means a place where domestic animals are boarded or bred for commercial gain.
Archaeological Site	refer to 'Historic Heritage Terms'.
Area Yard	refer to 'Yard Terms'.

B

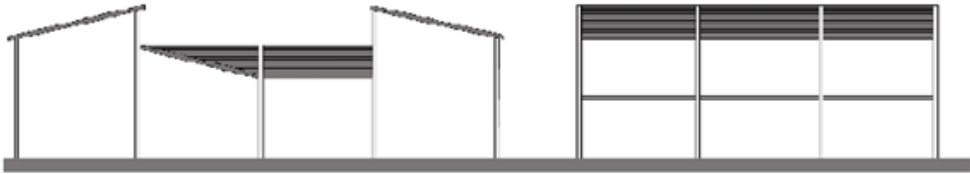
Term	Definition
Balance Lot	refer to 'Lot Terms'.
Beachcare	means a programme involving the Regional Council and other groups to protect and restore beach and dune systems through weed eradication, beach profile shaping, planting beach-appropriate indigenous plants, and providing limited access routes and infrastructure.
Beachfront Yard	refer to 'Yard Terms'.
Biodiversity	has the same meaning as biological diversity in section 2 of the Resource Management Act 1991 . <i>"Biological diversity 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."</i>
Biodiversity offset	means measurable conservation outcomes resulting from actions which are designed to address residual adverse effects on biodiversity impacts arising from project development after appropriate avoidance, minimisation, remediation and mitigation measures have been taken. Biodiversity offsets must address the following principles:

Term	Definition
	<ol style="list-style-type: none"> 1. No net loss - The offsetting proposal achieves no net loss and preferably a net gain of biodiversity 2. Additional conservation outcomes - Biodiversity outcomes are above and beyond results that would have occurred if the offset was not proposed. 3. Limits to offsetting - Biodiversity offsetting should not be applied to justify impacts on vulnerable and irreplaceable biodiversity. 4. Proximity-The offsetting proposal should be located close to the application <u>site</u>, where this will achieve the best ecological outcomes. 5. Like for like - Offsetting measures re-establish or protect the same or similar type of ecosystem to that which is adversely affected. 6. Long term outcomes - The offset's positive ecological outcomes last at least as long as the effects of the application activity, and preferably in perpetuity. 7. Timing - The delay between the loss of biodiversity through development and the gain or maturation of ecological outcomes is minimised 8. Any offsetting proposal will include biodiversity management plans prepared in accordance with good practice.
Building	<p>means any <u>structure</u>, whether temporary or permanent, movable or immovable, but excludes any of the following:</p> <ul style="list-style-type: none"> - <u>Structure</u> no higher than 1.5 m; - A maximum of two freestanding structures per lot no greater than 0.3 m wide (maximum horizontal dimension), and no higher than an additional one fifth of the maximum permitted <u>height</u> or HRB standard in the applicable zone whichever is the most restrictive; - A vehicle that can be driven/towed to a different location; - A tent/marquee without a foundation not erected permanently; - One freestanding enclosed <u>structure</u> per lot that is: <ul style="list-style-type: none"> - Accessory to an existing <u>dwelling</u> on the lot; and - <u>Gross floor area</u> no greater than 10 m²; and - No higher than 3.5 m; and - Not closer than the measure of its own <u>height</u> to the nearest lot boundary (i.e. within a 45° plane from the boundary); and - Has no sanitary, <u>potable water</u> or cooking facilities; and - Not used for sleeping; - Minor <u>gardening</u>/landscaping structures less than 2.5 m high (e.g. pergola, trellis); - <u>Structure</u> authorised by <u>the Council</u> or Waikato Regional Council for erosion control or flood protection; - <u>Fence</u> no higher than 2 m from the lowest adjoining <u>ground level</u>; - Telecommunication small-cell unit no greater than 0.7 m high by 0.5 m wide by 0.3 m deep; <p>For <u>building</u> exemptions in relation to <u>height</u>, see <u>Height</u>.</p>

Term	Definition
	' <u>Building</u> ' includes but is not limited to the erection, relocation, addition, <u>alteration</u> , <u>maintenance</u> and <u>repair</u> of a <u>building</u> (except for where these terms are specifically used and have meaning in <u>the Plan</u>). An activity that includes these actions is assessed against the rule to which the <u>building</u> relates. For example, <u>alteration</u> of a single <u>dwelling</u> is assessed against the standards and other provisions of 'One dwelling per lot'.
<u>Building Platform</u>	means the land directly beneath a <u>building(s)</u> and an area of land evenly distributed around the perimeter of the <u>building</u> that is no larger than half the area beneath the <u>building(s)</u> .

C

Term	Definition
<u>Campground</u>	means where people stay for one or more nights in: <ul style="list-style-type: none"> - A tent without a foundation; and/or - A vehicle that can be driven/towed to a different location; used for sleeping, with a tariff paid. A <u>campground</u> may include buildings for communal purposes (e.g. <u>kitchen</u> , bathrooms, utility blocks, BBQ area) on the <u>site</u> for visitors to use, but does not include any buildings used for sleeping (refer to <u>visitor accommodation</u>).
<u>Canal Frontage Yard</u>	refer to ' <u>Yard Terms</u> '.
<u>Coastal Marine Area</u>	has the same meaning as in section 2 of the Resource Management Act 1991 . <i>"Coastal Marine Area means the foreshore, seabed, and coastal water, and the air space above the water –</i> <ol style="list-style-type: none"> <i>Of which the seaward boundary is the outer limits of the territorial sea:</i> <i>Of which the landward boundary is the line of <u>mean high water springs</u>, except that where that line crosses a river, the landward boundary at that point shall be whichever is the lesser of –</i> <ol style="list-style-type: none"> <i>One kilometre upstream from the mouth of the river; or</i> <i>The point upstream that is calculated by multiplying the width of the river mouth by 5."</i>
<u>Commercial Area</u>	means the Commercial Zone, Gateway Zone and Pedestrian Core Zone.
<u>Commercial Recreation/ Event Facility</u>	means a permanent facility that provides organised recreational and/or event services. Any on- <u>site</u> purchase of goods is an accessory activity and incidental to the principal recreation/event activity. If purchase of goods is more than accessory and incidental, this is a <u>General commercial</u> activity. Commercial recreation/event facility includes but is not limited to: <ul style="list-style-type: none"> - Centre for private functions; - Outdoor adventure activities; - Tracks for horses, trains, quad bikes, or their rental.

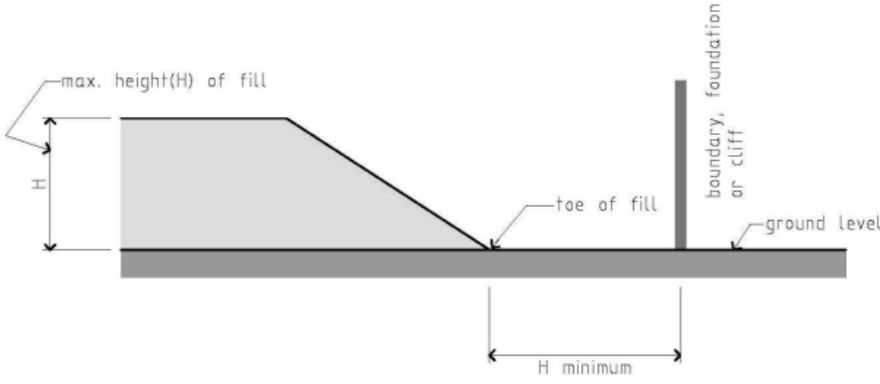
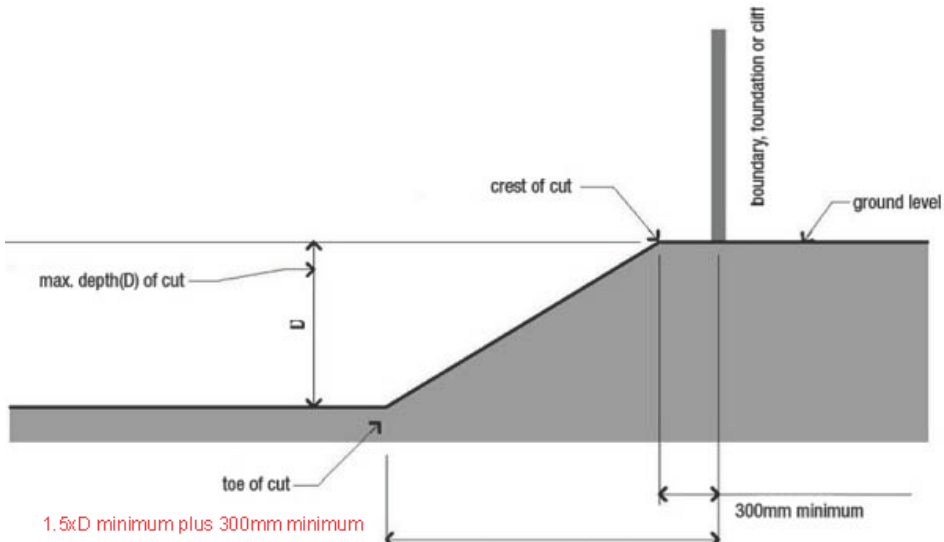
Term	Definition
<u>Community Facility</u>	means a <u>building</u> and surrounding area, not otherwise defined in <u>the Plan</u> , where the primary purpose is to provide a community service(s). It includes the regular and occasional activities for which the facility is designed or planned, that occur in the facility. <ul style="list-style-type: none"> - The service may be profit or non-profit; - The activity may occur inside and/or outside the <u>building</u>, but the core of the activity is in the <u>building</u>; - The service may be exclusive to members; - It may include a <u>public amenity</u>.
<u>Comprehensive Residential Development</u>	means development of a <u>site</u> for three or more dwellings which is planned integrating buildings, <u>site</u> layout, private and communal outdoor spaces, access and urban design. The dwellings may be attached by a common wall and/or a common ceiling/floor (i.e. semi-detached <u>dwelling</u> , terrace house or apartment). The <u>subdivision</u> consent is submitted either with or after the land use consent. <p><i>Figure 1</i></p>  <p>Example of terrace house (left), apartment (right)</p>
<u>The Council</u>	means the Thames-Coromandel District Council, or any committee, organisation or person to whom the Thames-Coromandel District Council's powers, duties, and discretions under <u>the Plan</u> have been lawfully delegated under the provisions of any Act.
<u>Council-approved contractor</u>	means a person who through experience and/or qualification, <u>the Council</u> considers to hold specialist knowledge and expertise.
<u>Cultivation</u>	means the <u>alteration</u> or disturbance of land for the purpose of sowing, growing or harvesting of pasture or crops. <u>Cultivation</u> does not include <u>gardening</u> .

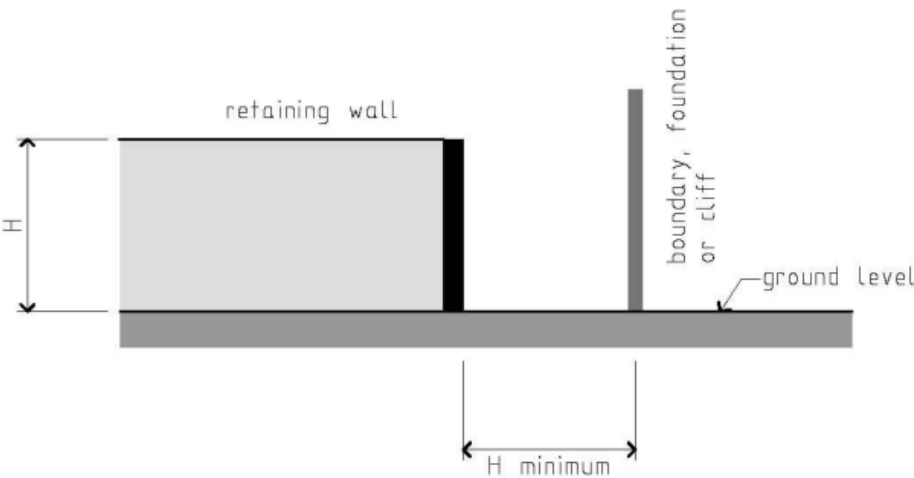
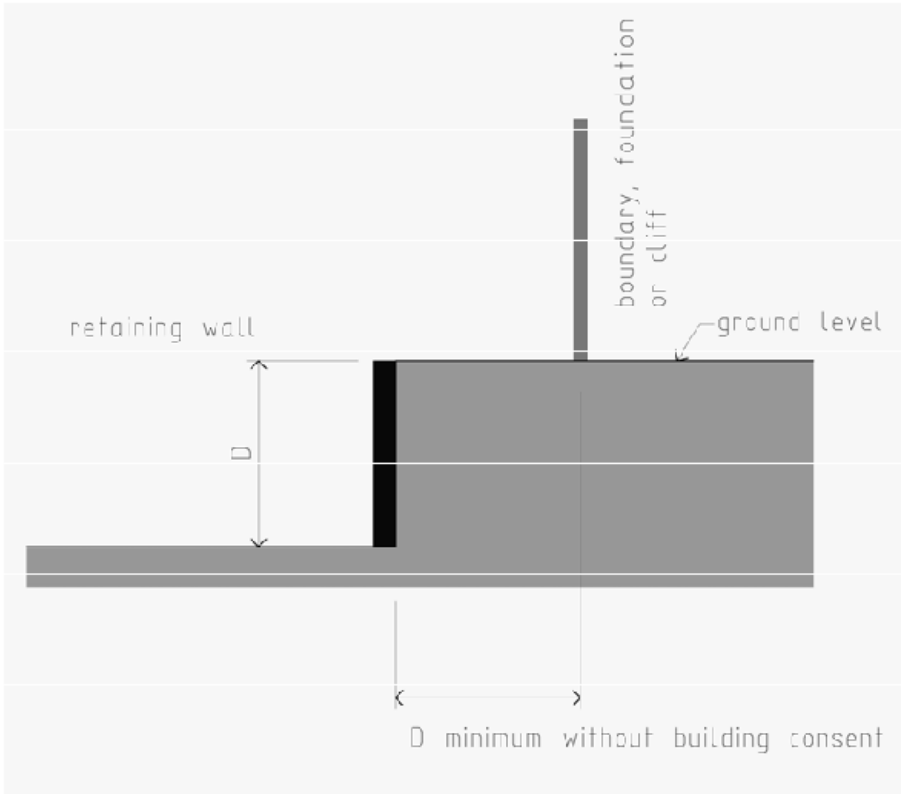
D

Term	Definition
<u>Defended Area</u>	refer to 'Historic Heritage Terms'.
<u>Designation</u>	has the same meaning as in section 166 of the Resource Management Act 1991 . " <i>Designation means a provision made in a district plan to give effect to a requirement made by a <u>requiring authority</u> under section 168 or section 168A or clause 4 of Schedule 1.</i> "
<u>Dwelling</u>	means a <u>building</u> , buildings, or portion of a <u>building</u> that contains in a contiguous area one <u>kitchen</u> , at least one toilet and at least one <u>habitable room</u> , that is not otherwise defined in <u>the Plan</u> . The <u>dwelling</u> has its own access from the outside or from a shared foyer. The <u>dwelling</u> may have more than one <u>kitchen</u> , however if the <u>kitchen</u> forms part of

Term	Definition
	<p>a second contiguous area that can be defined as a <u>dwelling</u> (as per above), it is a second <u>dwelling</u> or <u>minor unit</u>. A <u>dwelling</u> also includes activities and structures (not buildings) accessory to a <u>dwelling</u> (for example <u>gardening</u>, pets, keeping of bees, fowl) that are not otherwise managed in <u>the Plan</u>.</p> <p>NOTE</p> <ol style="list-style-type: none"> 1. <i>Livestock, birds and bees accessory to a <u>dwelling</u> are managed by <u>the Council's Bylaw</u>.</i>

E

Term	Definition
<u>Earthworks</u>	<p>means the disturbance of land by excavating, blasting, moving, depositing and any associated compacting of soil or rock. <u>Earthworks</u> exclude disturbance caused by the replacement and/or <u>removal</u> of a fuel storage system as defined in the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. Illustration of setback distances of <u>earthworks</u>:</p> <p><i>Figure 2 – Unsupported Fill</i></p>  <p><i>Figure 3 – Unsupported Cut</i></p> 

Term	Definition
	<p data-bbox="435 271 927 304"><i>Figure 4 – Fill Supported by Retaining Wall</i></p>  <p data-bbox="435 824 936 857"><i>Figure 5 – Cut Supported by Retaining Wall</i></p> 
Electricity or Telecommunication Facility	<p data-bbox="435 1715 1437 1827">means a building, not otherwise defined in the Plan but including National Grid facilities, that houses a component(s) of an electrical or telecommunication network. Examples include:</p> <ul data-bbox="483 1839 1426 1995" style="list-style-type: none"> - Substation - Transformer and switching station - Phone box - Telecommunication shelter or cabinet, telecommunication depot/workshop

Term	Definition
Emergency Service Training	means emergency response training exercises. It includes, but is not limited to, training for first aid, fire fighting, search and rescue, police response. It may include temporary buildings, but none that remain after the training period finishes.
Enhancement	means, when referring to an indigenous ecosystem, to improve the physical and functional integrity of an existing indigenous ecosystem and includes long term management, (e.g. stock exclusion, pest and weed control).
Environment	has the same meaning as in section 2 of the Resource Management Act 1991 . <i>"Environment Includes –</i> <i>a) Ecosystems and their constituent parts, including people and communities; and</i> <i>b) All natural and physical resources; and</i> <i>c) <u>Amenity</u> values; and</i> <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>
Environmental Compensation	means any action (works, services, protection, <u>restoration</u> , <u>enhancement</u> , or restrictive covenants) as compensation for unavoided, unremedied and unmitigated adverse effects of the activity for which consent is being sought, including actions that provide measurable biodiversity outcomes that address residual adverse biodiversity effects arising from project development and which do not meet the thresholds of a <u>biodiversity offset</u> .
Exploration	refer to 'Mining Terms'.

F

Term	Definition
Farming	means the feeding, raising, breeding, growing, extracting and/or harvesting of animals, plants or fungi, or products from them. Activities and buildings accessory to <u>farming</u> that are not otherwise referenced in the <u>Plan</u> are included in this definition. <u>Farming</u> does not include <u>afforestation</u> , <u>goat farming</u> , or <u>intensive farming</u> . For small-scale <u>farming</u> , refer to <u>dwelling</u> and <u>home business</u> .
Fence	means any linear man-made barrier, whether metal, plastic, concrete or otherwise, that is erected in a yard. It includes a gate and a wall.
Festival, Event	means a temporary gathering of people on a <u>site</u> for organised activities, celebrations and occasions. Examples of a <u>festival, event</u> include: <ul style="list-style-type: none"> - Outdoor games, a school or training activity; - Jamborees; public markets, fairs, concerts, community fundraising activities; - A club or organisation gathering; - Weddings, but not regular weddings on the same <u>site</u> (see Commercial Recreation/Event Facility). <p>It excludes activities that meet other definitions.</p>
Flood Flow Area	refer to 'Natural Hazard Terms'.
Flood Hazard Risk Assessment	refer to 'Natural Hazard Terms'.

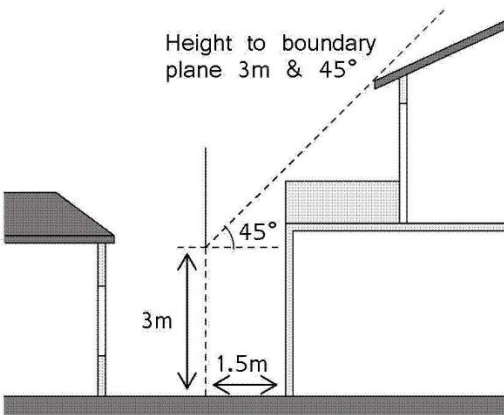
Term	Definition
<u>Formal Recreation</u>	means a facility specifically designed for an organised sport(s) and/or other organised recreational activity. This does not restrict more casual sports and other recreation activities from using the facility. It may be for profit. Examples of <u>formal recreation</u> include: <ul style="list-style-type: none"> - Ball court, Sports field - BMX/cycle track, skate park - Observation stand and player and spectator infrastructure
<u>Front Lot</u>	refer to ' <u>Lot Terms</u> '.
<u>Front Yard</u>	refer to ' <u>Yard Terms</u> '.

G

Term	Definition
<u>Garage</u>	means a non-habitable <u>building</u> or non-habitable <u>room</u> , principally used for storing vehicles. It includes a carport.
<u>Gardening</u>	means all aspects of <u>gardening</u> such as laying out gardens including paths, walls, fences, garden structures.
<u>General Commercial</u>	means an activity, not otherwise defined in <u>the Plan</u> , where the primary purpose of the activity is the sale of goods and services to the general public. <u>General Commercial</u> includes but is not limited to: <ul style="list-style-type: none"> - Hire centres; - Offices; - Personal services, like hairdressing, banking, real estate agents, veterinary clinics; - Retail outlets/shops. <u>General Commercial</u> does not include: <ul style="list-style-type: none"> - <u>Service station</u>; - <u>Restaurant</u>; - <u>Repair</u> of motor vehicles (refer to <u>industrial</u>).
<u>Gross Floor Area</u>	means the sum of all the <u>building</u> floors of the <u>site</u> . It includes mezzanines and balconies. <u>Gross Floor Area</u> does not include: <ul style="list-style-type: none"> - Uncovered stairways. - Floor space in terraces, balconies, decks or porches that are uncovered. <p>The <u>gross floor area</u> is measured from the outside of exterior wall framing or from the centrelines of walls separating two uses within a <u>building</u>.</p>
<u>Ground Level</u>	means the finished level of the ground at the time of the completion of the most recent <u>subdivision</u> of that land, or 26 April 1986, whichever is more recent (26 April 1986 was the notification date of the first District Scheme Review). The <u>height</u> of the <u>ground level</u> shall be expressed in terms of New Zealand Vertical Datum 2016 (NZVD2016). Heights taken from retrospective data recorded in terms of an alternative vertical <u>height</u> level datum can be converted to NZVD2016.

H

Term	Definition
Habitable Room	has the same meaning as habitable space in Schedule 1 of the Building Regulations 1992 . <i>"Habitable space a space used for activities normally associated with domestic living, but excludes any bathroom, laundry, water-closet, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes-drying room, or other space of a specialised nature occupied neither frequently nor for extended periods."</i>
Hapū	has the same meaning as in the Waikato Regional Policy Statement. <i>"Collections of whānau groups living together in close location to one another and who extend from a common ancestor."</i>
'Hard' Defence	refer to 'Natural Hazard Terms'.
Hazardous Facility	means a <u>site</u> involving hazardous substances where these substances are used, stored, handled and disposed of, including their transportation only within the <u>site</u> . Hazardous facilities do not include the incidental use and storage of hazardous substances in minimal domestic scale quantities, retail outlets for domestic scale usage of hazardous substances (i.e. hardware shops, home garden centres), fuel in motor vehicles, boats and small engines, gas and oil pipelines, trade waste sewers and waste treatment and disposal facilities.
Hazardous Substance	has the same meaning as in section 2 of the Hazardous Substances and New Organisms Act 1996 . <i>"Hazardous substance means, unless expressly provided otherwise by regulations, any substance –</i> <ul style="list-style-type: none"> <i>a) With 1 or more of the following intrinsic properties:</i> <ul style="list-style-type: none"> <i>i) explosiveness;</i> <i>ii) flammability;</i> <i>iii) a capacity to oxidise;</i> <i>iv) corrosiveness;</i> <i>v) toxicity (including chronic toxicity);</i> <i>vi) ecotoxicity, with or without bioaccumulation; or</i> <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>
Heavy Vehicle	means a vehicle that has a gross vehicle weight exceeding 3.5 tonnes.
Height	means the vertical distance between <u>ground level</u> at any point and the highest part of a <u>building</u> (or other object measured) above that point. <u>Height</u> in relation to boundary (HRB) means <u>height</u> measured from the computer freehold register (certificate of <u>title</u>) boundary or <u>building</u> line restriction, if applicable, at a specific <u>height</u> and extended upwards at a specified angle along the shortest horizontal distance from the boundary to the relevant part of the <u>building</u> for which the <u>height</u> limit is being determined.

Term	Definition
	<p data-bbox="405 271 1086 304"><i>Figure 6 - Example of HRB for a Residential Zone side yard</i></p>  <p data-bbox="405 824 1439 1099">Height Exclusions: No more than one item is excluded when measuring <u>building height</u> or HRB if it is no greater than 2 m long (maximum horizontal dimension) when measured above the maximum permitted <u>height</u> or HRB, and no higher than 1.5 m above the maximum permitted <u>height</u> or HRB standard in the applicable rule. The HRB standard does not apply along the boundary of a <u>right-of-way easement</u>, access lot or <u>vehicle access strip</u> nearest the <u>building</u> being assessed for compliance, but does apply along the next (more distant) boundary.</p>
Helipad	means an identified landing area for helicopter landing, loading and take-off but does not include refuelling, servicing, a hangar, or a freight handling facility. With these facilities, the activity is an <u>Airfield</u> .
High Class Soils	has the same meaning as in the Waikato Regional Policy Statement . <i>"High class soils - those soils in Land Use Capability Classes I and II (excluding peat soils) and soils in Land Use Capability Class IIIe1 and IIIe5, classified as Allophanic Soils, using the New Zealand Soil Classification."</i>
High Flood Hazard Area	refer to ' <u>Natural Hazard Terms</u> '.
High Risk Erosion Area	has the same meaning as in the Waikato Regional Plan . <i>"High risk erosion area means any part of any activity (where the activity is not otherwise permitted):</i> <ul style="list-style-type: none"> a) <i>where the pre-existing slope of the land exceeds 25 degrees; or</i> b) <i>on coastal frontal dunes on the East Coast; or</i> c) <i>on coastal sand country on the West Coast (Mokau to Kariotahi) where loose sands are at the ground surface or within 10 centimetres of the surface; or</i> d) <i>within 50 metres landward of the <u>coastal marine area</u> of an estuary, except in the landward margin of an authorised stopbank; or</i> e) <i>adjacent to water bodies (including ephemeral watercourses draining catchments greater than 100 hectares, but excluding any other ephemeral rivers or streams), where:</i>

Term	Definition
	<p>i) the land slope is between 0 degrees to 15 degrees – within 10 metres from any lake, <u>wetland</u> or the bed of a river or lake, or</p> <p>ii) the land slope is greater than 15 degrees – within that distance from the <u>wetland</u>, the bed of a river or lake, or from <u>mean high water springs</u> to the first point at which the slope reduces to 15 degrees or less, or 100 metres (whichever is the lesser, outside the minimum distance described in i))."</p>
<u>Home Business</u>	means a craft, profession or service that is accessory to a <u>dwelling</u> on the same <u>site</u> . <u>Home business</u> does not include on- <u>site</u> purchase of goods, except as incidental to the <u>home business</u> .

Term	Definition
<u>Indigenous Vegetation</u>	means vegetation that meets the definition of indigenous in the Waikato Regional Policy Statement . <i>"Indigenous – in relation to species, native to or occurring naturally in New Zealand as opposed to introduced by humans."</i>
<u>Industrial</u>	means the manufacturing, processing, assembly, <u>repair</u> , transport, distribution and/or storage of any materials, goods, products, vehicles or industry related equipment. An office accessory to an <u>industrial</u> activity is included in this definition. A <u>home business</u> or mining activity is not an <u>industrial</u> activity. An activity described above that is accessory and incidental to another activity, for example stockpiling of farm materials on a farm, home delivery of goods purchased, is not an <u>industrial</u> activity.
<u>Industrial Area</u>	means the <u>Industrial</u> Zone, Light <u>Industrial</u> Zone and Marine Service Zone.
<u>Informal Recreation</u>	means outdoor sport, hunting, play and leisure activities that use outdoor space, public amenities and/or existing privately owned buildings and structures. It includes plantings, landscaping and ground <u>maintenance</u> . It does not include <u>Formal Recreation</u> (see definition).
<u>Impermeable Surface</u>	means any <u>building</u> or surface on the land which effectively creates a physical barrier to water penetration on the surface of any part of the land, but excludes paths less than 1 m wide.
<u>Integrated Transport Assessment</u>	(ITA) means an analysis to determine the impacts of a development on the transport network for all modes of travel and effects on safety, parking efficiency access and the capacity of the transport network. The requirements for an <u>Integrated Transport Assessment</u> are detailed in Appendix 8 – Transport Assessments and Traffic Generation Rates.
<u>Intensive Farming</u>	means a <u>primary production</u> activity which does not rely on the productive capacity of soil on <u>site</u> and is predominantly carried out in buildings, sheltered enclosures, structures or tanks. Examples of <u>intensive farming</u> may include <u>farming</u> of the following, if they meet this definition: <ul style="list-style-type: none"> - Mushrooms; - Fish/shellfish/aquatic organisms; - Poultry;

Term	Definition
	<ul style="list-style-type: none"> - Pigs; - Rabbits. <p>Intensive farming excludes:</p> <ul style="list-style-type: none"> - The greenhouse production of plants; - Pastoral <u>farming</u> where feed and/or fertiliser is brought in to supplement the grazing of pasture.
Internal Access	refer to 'Access Terms'.
Iwi	has the same meaning as in the Waikato Regional Policy Statement . <i>"A large number of whānau groups or collections of <u>hapū</u> who have common ancestry."</i>
Iwi authority	has the same meaning as in section 2 of the Resource Management Act 1991 . <i>"Iwi authority means the authority which represents an <u>iwi</u> and which is recognised by that <u>iwi</u> as having authority to do so."</i>

J

K

Term	Definition
Kaitiakitanga	has the same meaning as in section 2 of the Resource Management Act 1991 . <i>"Kaitiakitanga means the exercise of guardianship by the <u>tangata whenua</u> of an area in accordance with tikanga Maori in relation to natural and physical resources; and includes the ethic of stewardship."</i>
Kaupapa Māori	means Māori philosophy, principles or approach, which is applied to a topic, activity or custom.
Kauri hygiene zone	is an area three times the maximum radius of the canopy dripline of New Zealand kauri trees in the area the subject of proposed <u>earthworks</u> .
Kauri dieback disease containment zone	is the area identified in an approved Kauri Dieback Disease Risk Management Plan within which all soil and organic material from <u>earthworks</u> within a <u>kauri hygiene zone</u> is contained (unless it is transported off-site to an approved landfill for disposal)
Kitchen	means a room or portion of a room that incorporates a plumbed sink/tub, and an electrical outlet. A kitchen is not: <ul style="list-style-type: none"> - A second plumbed sink/tub and electrical outlet, in the same <u>building</u> as the first plumbed sink/tub and electrical outlet, that is for laundry use; - Bathroom; - Outdoor barbeque or cleaning area.
Kōhanga	means a child nursery or pre-school.
Kura	means school.

L

Term	Definition
Land disturbance	refer to Historic Heritage Terms.
Landholding	One or more parcels of land either contiguous or divided only by a <u>road</u> , railway, drain, water-race or stream

Term	Definition
L_{Aeq}	refer to 'Noise Terms'.
L_{AF max}	refer to 'Noise Terms'.
L_{C peak}	refer to 'Noise Terms'.
Legal Protection	for the purpose of protecting indigenous biodiversity and <u>subdivision</u> means a covenant in perpetuity with the Council, Queen Elizabeth II National Trust or Nga Whenua Rahui.
Lifeline Utility	has the same meaning as in section 4 of the Civil Defence Emergency Management Act 2002 . <i>"Lifeline utility means an entity named or described in Part A of Schedule 1, or that carries on a business described in Part B of Schedule 1."</i>
Limited Access Road	means any <u>road</u> declared to be a <u>limited access road</u> under the provisions of either the Local Government Act 1974 or the Government Roading Powers Act 1989 , including the corresponding provisions of any former enactments.
Living Room	means a <u>kitchen</u> or dining room or lounge or sunroom or fully enclosed patio/verandah. It does not include a bathroom, basement rumpus room, bedroom, laundry, or other rooms.
Loading Bay	means a space where a vehicle servicing the activity is able to park entirely on the <u>site</u> while it is loaded or unloaded, without impeding the movement of other vehicles on and off-site.
Low Flood Hazard Area	refer to 'Natural Hazard Terms'.

M

Term	Definition
Mana Whenua	has the same meaning as in section 2 of the Resource Management Act 1991 . <i>"Mana whenua means customary authority exercised by an iwi or hapu in an identified area."</i>
Manoeuvring Area	means a defined area used by vehicles to move from the <u>vehicle crossing</u> place to any parking space or <u>loading bay</u> . It includes all driveways and aisles and may be part of an <u>internal access</u> or <u>vehicle access strip</u> .
Māori Land	means Māori customary land and Māori freehold land as defined by Te Ture Whenua Māori Act 1993, being Māori customary land and/or Māori freehold land.
Marae	means a <u>site</u> set apart for the common use of a Maori community, and includes a complex of buildings that may include a meeting house, dining hall, <u>kitchen</u> , dormitory, camping areas, childcare, <u>home business</u> activities, and other accessory uses.
Maintenance	refer to 'Historic Heritage Terms'.
Marine Equipment Storage, Maintenance and Harvesting	means the storage and <u>maintenance</u> of marine equipment used for operating a marine activity that occurs on land, or in or on the water. It also includes the <u>removal</u> , storage and transport of marine produce and other material from the marine equipment. It does not include further processing of marine produce. Marine equipment includes, but is not limited to: buoys, ropes, racks, nets, cray pots, shellfish dredges.
Mauri	has the same meaning as in the Waikato Regional Policy Statement . <i>"The life principle instilled in objects by Atua (supernatural beings). Mauri is also the life principle that gives being and form to all things in the universe."</i>

Term	Definition
Mean High Water Springs	has the same meaning as in the Glossary of the Waikato Regional Plan . <i>"Mean High Water Springs: The place on the shore where spring high tides reach on average over a period of time (often recognised by the upper line of debris on the beach)."</i>
Medium Flood Hazard Area	refer to 'Natural Hazard Terms'.
Mineral	refer to 'Mining Terms'.
Mineral Processing	refer to 'Mining Terms'.
Minimum Exclusive Area (MEA)	means that part of a lot which must be set aside for the exclusive use of the occupants of the <u>dwelling</u> to which it relates, and may include easements for water, wastewater, stormwater, electricity and communications infrastructure. Where a cross-lease flat plan exists, the respective areas associated with each house are deemed to be MEAs, and all standards apply as if it were an MEA. MEA does not include any right of way, access lot or <u>private way</u> .
Minor Unit	means a separate <u>building</u> or part of a <u>building</u> that: <ul style="list-style-type: none"> - is accessory to a <u>dwelling</u> on the same <u>site</u>; and - has a <u>gross floor area</u> (excluding a <u>garage</u>) no greater than 60 m² if it is Lifemark™ Design certified or has another certification that it is functional for elderly and disabled residents; otherwise its <u>gross floor area</u> (excluding a <u>garage</u>) is no greater than 50 m²; and - There is only one <u>minor unit</u> on a <u>site</u>. Any subsequent buildings that meets the above criteria is a <u>dwelling</u>.
Minor Upgrading of an Electricity or Telecommunication Line	means an increase in the carrying capacity, efficiency or security of an electrical or telecommunication operation that uses the existing support structures, or structures with a similar scale, character, bulk and form. It includes <u>maintenance</u> , limited upgrading and replacement. Examples of minor upgrading include: <ul style="list-style-type: none"> - The addition of circuits, wires, lines or conductors; - The re-conducting of the line with higher capacity wires, lines or conductors; - The re-sagging of wires, lines or conductors; - The bonding of conductors; - The addition of longer or more efficient insulators; - The addition of earth wires which may contain telecommunication lines, earthpeaks and lightening rods; - The addition of electrical fittings; - The replacement of support structures using the same dimensions, or dimensions that are no more than 50% wider and 1 m higher, and are located within the existing alignment of the line or within 5m of the existing support structures being replaced; - The replacement of existing cross arms with cross arms of an alternative design; - An increase in support <u>structure height</u> required to comply with the New Zealand Electrical Code of Practice 34:2001 (NZECP 34:2001). <p>Minor upgrading does not include:</p>

Term	Definition
	<ul style="list-style-type: none"> - Additional support structures that meet the definition of a 'Building' in this Plan; - Increasing the voltage of an electricity line above a maximum of 33 kV unless the line has been constructed to operate over 33 kV but has been operating at a voltage lower than that;
Multi-modal Transport	means a transport system that contains and supports various modes (e.g. walking, cycling, private automobile, public transport) and connections among modes, so each mode fulfils its optimal role in the overall transport system.

N

Term	Definition
Net Lot Area	refer to 'Lot Terms'.
Network Utilities	means infrastructure for supplying the following services to multiple users: road, rail and airfield, electricity, water, sewerage and stormwater reticulation, telecommunications, and hydrocarbons.
Network Utility Operator	<p>has the same meaning as in section 166 of the Resource Management Act 1991. <i>"Network utility operator means a person who—</i></p> <ul style="list-style-type: none"> a) <i>Undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or</i> b) <i>Operates or proposes to operate a network for the purpose of—</i> <ul style="list-style-type: none"> i) <i>telecommunication as defined in section 5 of the Telecommunications Act 2001; or</i> ii) <i>radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989; or</i> c) <i>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> d) <i>Undertakes or proposes to undertake the distribution of water for supply (including irrigation); or</i> e) <i>Undertakes or proposes to undertake a drainage or sewerage system; or</i> f) <i>Constructs, operates, or proposes to construct or operate, a <u>road</u> or railway line; or</i> g) <i>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> h) <i>Is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or</i> 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><i>and the words network utility operation have a corresponding meaning."</i></p>
Notional Boundary	means, when referring to a <u>dwelling</u> , or <u>building</u> used for temporary or permanent accommodation, the closer of 1) or 2) to that <u>dwelling</u> or <u>building</u> :

Term	Definition
	<ol style="list-style-type: none"> 1) A line 20 m from and parallel to the exterior wall of the <u>dwelling</u> or <u>building</u> used for temporary or permanent accommodation; or 2) The lot boundary.

O

Term	Definition
Other water, wastewater, stormwater infrastructure	means water, wastewater or stormwater infrastructure that is not provided for separately in the <u>Plan</u> . For the avoidance of doubt the following activities are not included: refuse transfer station, recycling operation, <u>sanitary landfill</u> , wastewater treatment plant, treated waste disposal <u>site</u> (including composting), water treatment plant, and reservoir.
Outdoor Space	means an area of private open space with no buildings on it. It is dedicated to the residents of a <u>dwelling</u> , or possibly more than one <u>dwelling</u> if a comprehensive development, for their exclusive use. It is not used for vehicle parking, access or manoeuvring. It is located completely within the same lot as the <u>dwelling</u> .

P

Term	Definition
Papakāinga	has the same meaning as in the Waikato Regional Policy Statement . <i>"The idea of a homestead, an area or local vicinity that holds close kinship ties. Often used to describe housing in association with a <u>marae</u> or <u>pa</u>, or otherwise on <u>Māori land</u>."</i>
The Plan	means the Thames-Coromandel District Plan.
Plantation Forestry	refer to ' <u>Forestry Terms</u> '.
Ponding Area	refer to ' <u>Natural Hazard Terms</u> '.
Potable Water	has the same meaning as potable in section 69G of the Health Act 1956 . <i>"Potable, in relation to drinking water, means water that does not contain or exhibit any determinants to any extent that exceeds the maximum acceptable values (other than aesthetic guideline values) specified in the drinking-water standards."</i>
Primary Production	means extraction or production of raw materials for the economy. This includes agriculture, forestry, fishing and quarrying.
Privacy Buffer	means a straight-line, unobstructed distance between opposing dwellings, as measured between the main <u>living room</u> window of each <u>dwelling</u> , where within that distance there can be no direct line of sight between the windows. This can be avoided by moving the windows further apart or erecting a permanent visual barrier between them.
Private Way	refer to ' <u>Access Terms</u> '.
Produce Stall	means any land, <u>building</u> or part of a <u>building</u> that is used for the sale and display (including advertising) of primary produce, or crafts produced by a <u>home business</u> , produced on the same <u>site</u> as the stall.
Prospecting	refer to ' <u>Mining Terms</u> '.
Public Amenity	means a small <u>structure</u> , <u>building</u> or activity that enhances the use and enjoyment of public areas. It includes, but is not limited to: <ul style="list-style-type: none"> - Junior and youth playground equipment; - Park seat, picnic table, shade sail, rubbish bin;

Term	Definition
	<ul style="list-style-type: none"> - Toilet, changing room, showers; - Pest management, planting/maintenance.

Q

Term	Definition
Quarry	refer to 'Mining Terms'.

R

Term	Definition
Rear Lot	refer to 'Lot Terms'.
Recreation Area	means the Conservation Zone, Recreation Active Zone and Recreation Passive Zone.
Regionally Significant Infrastructure	<p>has the same meaning as in the Waikato Regional Policy Statement (a) to (h) only.</p> <p><i>"Regionally significant infrastructure - includes:</i></p> <ul style="list-style-type: none"> <i>a) pipelines for the distribution or transmission of natural or manufactured gas or petroleum;</i> <i>b) infrastructure required to permit telecommunication as defined in the Telecommunications Act 2001;</i> <i>c) radio apparatus as defined in section 2(1) of the Radio Communications Act 1989;</i> <i>d) the national electricity grid, as defined by the Electricity Industry Act 2010;</i> <i>dd) a network (as defined in the Electricity Industry Act 2010);</i> <i>e) infrastructure for the generation and/or conveyance of electricity that is fed into the national grid or a network (as defined in the Electricity Industry Act 2010);</i> <i>f) significant transport corridors as defined in Map 6.1 and 6.1A;</i> <i>g) lifeline utilities, as defined in the Civil Defence and Emergency Management Act 2002, and their associated essential infrastructure and services;</i> <i>gg) municipal wastewater treatment plants, water supply treatment plants and bulk water supply, wastewater conveyance and storage systems, municipal supply dams (including Mangatangi and Mangatawhiri water supply dams) and ancillary infrastructure;</i> <i>h) flood and drainage infrastructure managed by Waikato Regional Council;</i>
Removal	refer to 'Historic Heritage Terms'.
Repair	refer to 'Historic Heritage Terms'.
Repositioning	refer to 'Historic Heritage Terms'.
Requiring Authority	<p>has the same meaning as in section 166 of the Resource Management Act 1991 –</p> <p><i>"Requiring authority means –</i></p> <ul style="list-style-type: none"> <i>a) A Minister of the Crown; or</i> <i>b) A local authority; or</i> <i>c) A network utility operator approved as a requiring authority under Section 167."</i>
Residential	means the use of a dwelling or a building accessory to a dwelling for any domestic or related purpose, but excludes visitor accommodation.
Residential Area	means the Coastal Living Zone, Extra Density Residential Zone, Low Density Residential Zone, Residential Zone, Village Zone and Waterfront Zone.

Term	Definition
Residential Care Facility	means a <u>site</u> where more than six people or more than one family stay for one or more nights for a tariff and who are given personal care by at least one non-family-related care or service provider who may or may not live on- <u>site</u> .
Residual Risk	(excluding residual risk relating to natural hazards which is defined separately - refer to 'Natural Hazard Terms') means the level of risk that remains after risk avoidance or mitigation measures have been implemented.
Residual Risk Area	refer to 'Natural Hazard Terms'.
Restaurant	means a <u>site</u> where the sale of ready-to-eat food and drink is the principal activity on- <u>site</u> . This includes 'take-away' and 'drive-through' food outlets.
Restoration	means, when referring to an indigenous ecosystem, to re-create a fully-functional healthy indigenous ecosystem, either where it may have existed in the past, or in a remnant patch of <u>indigenous vegetation</u> that is degraded and not functioning as an indigenous ecosystem. It includes long term management (e.g. stock exclusion, pest and weed control and <u>legal protection</u>).
Reverse Sensitivity	means the vulnerability of a lawfully established activity to complaint, constraint or curtailment from new, altered or intensified <u>subdivision</u> , use or development. It arises when a lawfully established activity causes potential, actual or perceived adverse environmental effects on the new/altered/intensified activity, to the point where the new activity may seek to restrict the operation, require mitigation of effects, or otherwise constrain the established activity.
Riparian Margin	has the same meaning as riparian areas in the Waikato Regional Policy Statement . <i>"Riparian areas – the strip of land adjacent to a <u>water body</u> and which contributes, or may contribute, to the <u>maintenance and enhancement</u> of the natural functioning, quality and character of the <u>water body</u>."</i>
Right-Of-Way Easement	refer to 'Access Terms'.
RMA	means the Resource Management Act 1991 , and includes all amendments to it.
Road	refer to 'Access Terms'.
Rūnanga	means council.
Rural Area	means the Rural Lifestyle Zone and Rural Zone.

S

Term	Definition
Sanitary Landfill	means a solid waste facility, at which solid waste is deposited on or into the land as fill for the purpose of permanent disposal or storage for a period of time exceeding six months. This includes special treatment and disposal of hazardous waste.
Scientific equipment, navigational aid	means a <u>structure(s)</u> or <u>building(s)</u> to mark locations, provide warnings, collect and transmit data, or serve similar scientific, meteorological or navigational purposes. This may include telecommunication and electrical connections.
Screening	means a <u>solid fence</u> , wall, vegetation or earth berm used to shield from view a <u>building</u> , <u>structure</u> , rubbish, or pile of materials.

Term	Definition				
<u>Sensitive activities</u>	<p>has the same meaning as in the Waikato Regional Policy Statement and includes the Noise Terms as defined in this Plan.</p> <p><i>"Sensitive activities – activities that are affected by the adverse effects typically associated with some lawful activities, for example, dust, spray or noise from a quarry/port facility or rural production activity, noise in an entertainment precinct or smells from a sewage treatment facility."</i></p> <p>Within the National Grid Buffer Overlay, this "includes schools, residential buildings and hospitals as per the National Policy Statement for Electricity Transmission."</p>				
<u>Service Station</u>	<p>means a site where the primary activity is the sale of motor fuels (excluding for marine vehicles - see 'Industrial'). A service station's accessory activities, if any, must be one or more of the following:</p> <ul style="list-style-type: none">- Sale of hydrocarbon products and other accessory vehicle inputs, such as fuel additives and antifreeze;- Sale of parts and accessories for motor vehicles;- Maintenance and servicing of motor vehicles;- The sale of convenience items including food;- Ablution facilities;- Car wash facilities.				
<u>Shape Circle</u>	<p>means a circle that can be drawn completely within a proposed lot without overlapping a lot boundary, any private way covered by a right-of-way easement, or building line restriction.</p>				
<u>Sign</u>	<p>means any symbol, display or device intended to attract attention which is visible from outside the site. It includes those affixed to, painted on or incorporated within the design of a structure or building. It also includes any structure erected specifically to support or enhance the sign.</p>				
<u>Significant Indigenous Vegetation and Significant Habitat of Indigenous Fauna</u>	<p>has the same meaning as in the Waikato Regional Policy Statement. <i>"Any area that meets one or more of the criteria in Section 11A."</i></p> <table><tr><th>Previously assessed site</th></tr><tr><td><p>1. It is indigenous vegetation or habitat for indigenous fauna that is currently, or is recommended to be, set aside by statute or covenant or by the Nature Heritage Fund, or Nga Whenua Rahui committees, or the Queen Elizabeth the Second National Trust Board of Directors, specifically for the protection of biodiversity, and meets at least one of criteria 3-11.</p></td></tr><tr><th>Ecological values</th></tr><tr><td><p>2. In the Coastal Marine Area, it is indigenous vegetation or habitat for indigenous fauna that has reduced in extent or degraded due to historic or present anthropogenic activity to a level where the ecological sustainability of the ecosystem is threatened.</p><p>3. It is vegetation or habitat that is currently habitat for indigenous species or associations of indigenous species that are:</p><ul style="list-style-type: none">- classed as threatened or at risk, or- endemic to the Waikato region, or- at the limit of their natural range.</td></tr></table>	Previously assessed site	<p>1. It is indigenous vegetation or habitat for indigenous fauna that is currently, or is recommended to be, set aside by statute or covenant or by the Nature Heritage Fund, or Nga Whenua Rahui committees, or the Queen Elizabeth the Second National Trust Board of Directors, specifically for the protection of biodiversity, and meets at least one of criteria 3-11.</p>	Ecological values	<p>2. In the Coastal Marine Area, it is indigenous vegetation or habitat for indigenous fauna that has reduced in extent or degraded due to historic or present anthropogenic activity to a level where the ecological sustainability of the ecosystem is threatened.</p> <p>3. It is vegetation or habitat that is currently habitat for indigenous species or associations of indigenous species that are:</p> <ul style="list-style-type: none">- classed as threatened or at risk, or- endemic to the Waikato region, or- at the limit of their natural range.
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Ecological values					
<p>2. In the Coastal Marine Area, it is indigenous vegetation or habitat for indigenous fauna that has reduced in extent or degraded due to historic or present anthropogenic activity to a level where the ecological sustainability of the ecosystem is threatened.</p> <p>3. It is vegetation or habitat that is currently habitat for indigenous species or associations of indigenous species that are:</p> <ul style="list-style-type: none">- classed as threatened or at risk, or- endemic to the Waikato region, or- at the limit of their natural range.					

Term	Definition
	<p>4. It is <u>indigenous vegetation</u>, habitat or ecosystem type that is under-represented (20% or less of its known or likely original extent remaining) in an Ecological District, or Ecological Region, or nationally.</p> <p>5. It is <u>indigenous vegetation</u> or habitat that is, and prior to human settlement was, nationally uncommon such as geothermal, chenier plain, or karst ecosystems, hydrothermal vents or cold seeps.</p> <p>6. It is <u>wetland</u> habitat for indigenous plant communities and/or indigenous fauna communities (excluding exotic rush/pasture communities) that has not been created and subsequently maintained for or in connection with:</p> <ul style="list-style-type: none"> - waste treatment; - wastewater renovation; - hydro electric power lakes (excluding Lake Taupō); - water storage for irrigation; or - water supply storage; <p>unless in those instances they meet the criteria in Whaley et al. (1995).</p> <p>7. It is an area of <u>indigenous vegetation</u> or naturally occurring habitat that is large relative to other examples in the Waikato region of similar habitat types, and which contains all or almost all indigenous species typical of that habitat type. Note this criterion is not intended to select the largest example only in the Waikato region of any habitat type.</p> <p>8. It is aquatic habitat (excluding artificial water bodies, except for those created for the <u>maintenance</u> and <u>enhancement</u> of biodiversity or as mitigation as part of a consented activity) that is within a stream, river, lake, groundwater system, <u>wetland</u>, intertidal mudflat or estuary, or any other part of the <u>coastal marine area</u> and their margins, that is critical to the self sustainability of an indigenous species within a catchment of the Waikato region, or within the <u>coastal marine area</u>. In this context “critical” means essential for a specific component of the life cycle and includes breeding and spawning grounds, juvenile nursery areas, important feeding areas and migratory and dispersal pathways of an indigenous species. This includes areas that maintain connectivity between habitats.</p> <p>9. It is an area of <u>indigenous vegetation</u> or habitat that is a healthy and representative example of its type because:</p> <ul style="list-style-type: none"> - its <u>structure</u>, composition, and ecological processes are largely intact; and - if protected from the adverse effects of plant and animal pests and of adjacent land and water use (e.g. stock, discharges, erosion, sediment disturbance), can maintain its ecological sustainability over time. <p>10. It is an area of <u>indigenous vegetation</u> or habitat that forms part of an ecological sequence, that is either not common in the Waikato region or an ecological district, or is an exceptional, representative example of its type.</p> <p style="text-align: center;">Role in protecting ecologically significant area</p> <p>It is an area of <u>indigenous vegetation</u> or habitat for indigenous species (which habitat is either naturally occurring or has been established as a mitigation measure) that forms, either on its own or in combination with other similar areas, an ecological buffer, linkage</p>

Term	Definition
	or corridor and which is necessary to protect any <u>site</u> identified as significant under criteria 1-10 from external adverse effects."
Site	refer to definition of 'Lot'.
Site Coverage	means the portion of the net <u>site</u> area expressed as a percentage that is covered by all buildings, including exterior wall cladding, but excluding any water tank and its supporting infrastructure, and any eave, balcony, verandah, <u>fence</u> or retaining wall that is no greater than 0.6 m wide. <u>Site coverage</u> includes any portion of eave, balcony, verandah, <u>fence</u> or retaining wall that is greater than 0.6 m wide (also see ' <u>building</u> ' definition).
Site Development Plan	means a plan that contains a purpose, rules, one or more spatial diagrams or plans, and other information that guides the specific development of a <u>site</u> . It supersedes overlay rules, zone rules and district-wide rules.
'Soft' Defence	refer to ' <u>Natural Hazard Terms</u> '.
Solar Panel	means an array of components forming a panel that uses the sun's energy to generate heat or electricity.
Solid Fence	means a <u>fence</u> or section of a <u>fence</u> where less than 40 % is transparent over any 1 m ² square section of <u>fence</u> (e.g. wood batten <u>fence</u> , garden hedge, stone or brick wall, cement blocks, trellis with plants on it).
Stabilised	means (when referring to <u>earthworks</u>) covering all exposed soil with vegetative and/or structural measures, such as pavement, gravel, hydro-seeding with a 90% strike rate, re-vegetation or mulching.
Stormwater Flow Area	refer to ' <u>Natural Hazard Terms</u> '.
Street Utility	means small structures to enhance a <u>road</u> 's function and <u>amenity</u> for <u>road</u> users. It includes, but is not limited to: <ul style="list-style-type: none"> - <u>Road</u> signs; - Parking meters; - Traffic lights; - Lamp posts; - Bus stops (not a depot)
Structure	means something built, constructed or installed by people. It excludes vegetation, <u>earthworks</u> , and minor <u>gardening</u> structures that can be easily removed by hand.
Structure Plan	means a guide to the development or redevelopment of a large area of land by defining the future development and land use patterns, areas of open space, the layout and nature of infrastructure (including transportation links), and other key features for managing the effects of development of this area.
Subdivision	has the same meaning as <u>subdivision</u> of land in section 218 of the Resource Management Act 1991 . <ol style="list-style-type: none"> 1) <i>In this Act, the term <u>subdivision</u> of land means—</i> <ol style="list-style-type: none"> (a) <i>the division of an allotment –</i> <ol style="list-style-type: none"> (i) <i>by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or</i> (ii) <i>by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or</i>

Term	Definition
	<p>(iii) <i>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>(iv) <i>by the grant of a company lease or cross lease in respect of any part of the allotment; or</i></p> <p>(v) <i>by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of <u>title</u> for any part of a unit on a unit plan; or</i></p> <p>(b) <i>an application to the Registrar-General of Land for the issue of a separate certificate of <u>title</u> in circumstances where the issue of that certificate of <u>title</u> is prohibited by section 226,—</i></p> <p><i>and the term subdivide land has a corresponding meaning."</i></p>
Surface Mining	refer to 'Mining Terms'.

T

Term	Definition
Tangata Whenua	has the same meaning as in section 2 of the Resource Management Act 1991 . <i>"Tangata whenua, in relation to a particular area, means the iwi, or hapu, that holds <u>mana whenua</u> over that area."</i>
Taonga	has the same meaning as in the Waikato Regional Policy Statement . <i>"Treasures, or valuable items. Taonga is a broad concept and includes physical and metaphysical assets such as te reo and intellectual property and the traditional knowledge and use of these, social organisations and the arts."</i>
Temporary Living Place	means where people stay for one or more nights in: <ul style="list-style-type: none"> - A tent without a foundation, and/or; - A vehicle that can be driven or towed to a different location; used for sleeping, without a tariff paid. No <u>building</u> is included in this activity. The term 'temporary' in this definition refers to the form of accommodation, not necessarily the duration of time on the <u>site</u> .
Tikanga Māori	has the same meaning as in section 2 of the Resource Management Act 1991 . <i>"Tikanga Māori means Māori customary values and practices."</i>
Title	means part of a lot, a lot or one or more lots constituting a complete Computer Freehold Register, also known as a Certificate of <u>Title</u> .
Treaty settlement land	means land that has been returned by the Crown or a Crown entity to <u>mana whenua</u> of the district by a vesting of fee simple <u>title</u> through Treaty settlement processes.

U

Term	Definition
Underground Mining	has the same meaning as in the Waikato Regional Policy Statement . <i>"Burial ground or cemetery."</i>

Term	Definition
Urban environment allotment	has the same meaning as section 76 (4C) of the Resource Management Act 1991 : <i>urban environment allotment</i> or allotment means an allotment within the meaning of section 218; <p>(a) that is no greater than 4000 m²; and</p> <p>(b) that is connected to a reticulated water supply system and a reticulated sewerage system; and</p> <p>(c) on which there is a <i>building</i> used for <i>industrial</i> or commercial purposes or as a dwellinghouse; and</p> <p>(d) that is not reserve (within the meaning of section 2(1) of the Reserves Act 1977) or subject to a conservation management strategy</p>

V

Term	Definition
Vehicle Access Strip	refer to 'Access Terms'.
Vehicle Crossing	refer to 'Access Terms'.
Vehicle Trip Generation	is measured in Equivalent Car Units (ECU) per day. 1 ECU = 1 car trip, 3 ECU = 1 Heavy Commercial Vehicle trip, 5 ECU = 1 Combination HCV (e.g. truck and trailer, tractor unit and semi-trailer, B-train, etc.)
Visitor Accommodation	means where a person stays in a <i>building</i> for one or more nights but for less than 50 days per calendar year for a tariff. If the stay is for more than 50 days per calendar year, refer to <i>residential</i> activities in the applicable zone's Activity Table.

W

Term	Definition
Wāhi tapu	has the same meaning as in section 6 of the Heritage New Zealand Pouhere Taonga Act 2014 . <i>"Wāhi tapu means a place sacred to Māori in the traditional, spiritual, religious, ritual, or mythological sense."</i>
Waste Rock/Tailings Storage	refer to 'Mining Terms'.
Water Body	has the same meaning as in section 2 of the Resource Management Act 1991 . <i>"Water body means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area."</i>
Wetland	has the same meaning as in section 2 of the Resource Management Act 1991 . <i>"Wetland includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions."</i>
Whanau	has the same meaning as in the Waikato Regional Plan . <i>"Family, extended family grouping."</i>

X

Y
Z