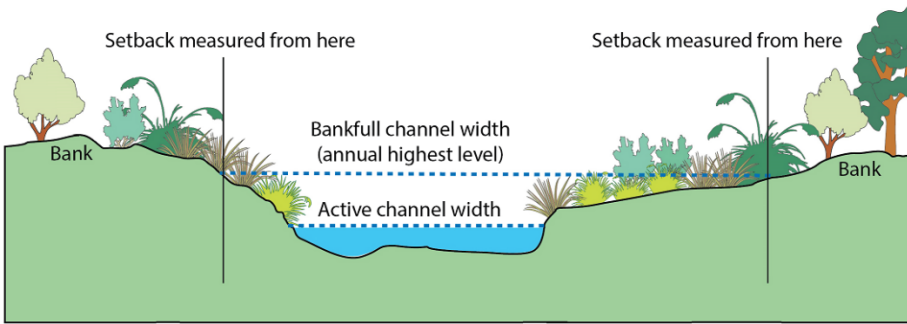


INTERPRETATION Definitions

DEFINITIONS

Term	Definition
accessory building	means a detached building , the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site , but does not include any minor residential unit .
access way	has the same meaning as s315(1) of the Local Government Act 1974 (as set out below): 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 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.
adjacent	means an allotment or site that is directly adjoining and contiguous to another allotment or site , as demonstrated in the diagram below: <div style="text-align: center; border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> <pre> graph LR S1_1[Site 1] --- S2_1[Site 2] S1_2[Site 1] --- S2_2[Site 2] S1_1 --- S1_2 S2_1 --- S2_2 style S2_1 fill:#ccc style S2_2 fill:#ccc </pre> </div>
agricultural, pastoral and horticultural activities	means the use of land and/or buildings where the primary purpose is to produce livestock, crops and other agricultural produce that relies on the productive capacity of land and maintains the groundcover, including: <ul style="list-style-type: none"> (a) Agriculture, pastoral/livestock farming, dairying and horticulture. (b) Storage of horticultural and agricultural products produced on the site or holding. (c) The storage and spreading of solid and liquid animal waste. (d) Beekeeping. (e) Covered and uncovered stock yards.

	<p>(f) Accessory buildings including farm implement sheds, milking sheds, woolsheds, stables, hay barns and buildings for the storage of feed which is to be used on the holding.</p> <p>(g) Farm airstrips and farm helipads.</p> <p>(h) Stud farming and horse training.</p>
<p>allotment</p>	<p>has the same meaning as in section 218 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 10px;"> <p>(2) In this Act, the term allotment means—</p> <p>(a) any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not—</p> <p>(i) the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or</p> <p>(ii) a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or</p> <p>(b) any parcel of land or building or part of a building that is shown or identified separately—</p> <p>(i) on a survey plan; or</p> <p>(ii) on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; 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 2017.</p> <p>(3) For the purposes of subsection (2), an allotment that is—</p> <p>(a) subject to the Land Transfer Act 2017 and is comprised in 1 record of title or for which 1 record of title could be issued under that Act; or</p> <p>(b) not subject to that Act and was acquired by its owner under 1 instrument of conveyance—</p> <p>shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this Act or by a subdivisional approval under any former enactment relating to the subdivision of land.</p> </div>
<p>allotment shape factor</p>	<p>means the minimum shape requirement of an allotment to ensure the shape of the allotment is suitable for use.</p>
<p>amenity values</p>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 10px;"> <p>means those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.</p> </div>

<p>amateur radio configuration</p>	<p>means the antennas, aerials (including rods, wires and tubes) and associated supporting structures which are owned and operated by licenced operators for personal use, and without pecuniary gain.</p>
<p>ancillary activity</p>	<p>means an activity that supports and is subsidiary to a primary activity.</p>
<p>aquifer</p>	<p>means a permeable geological formation, group of formations, or part of a formation, beneath the ground, capable of receiving, storing, transmitting and yielding water.</p>
<p>artificial screen</p>	<p>means a man-made structure for the purpose of providing wind shelter that is greater than 2m high.</p>
<p>bankfull channel width</p>	<p>means the distance across a river channel formed by the dominant channel-forming flow with a recurrence interval seldom outside a 1 to 2-year range (measured at a right angle to the channel flow).</p>  <p>The diagram illustrates a cross-section of a river channel. The channel is shown as a blue area at the bottom, flanked by green banks. Two vertical lines mark the boundaries of the 'Bankfull channel width (annual highest level)', which is indicated by a dashed blue line. The 'Active channel width' is shown as a narrower area within the bankfull width, also indicated by a dashed blue line. Two vertical lines labeled 'Setback measured from here' are positioned on the banks, indicating the distance from the bankfull width to the setback line.</p>

<p>bed</p>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>means—</p> <p>(a) in relation to any river—</p> <p style="padding-left: 20px;">(i) for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks;</p> <p style="padding-left: 20px;">(ii) in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and</p> <p>(b) in relation to any lake, except a lake controlled by artificial means,—</p> <p style="padding-left: 20px;">(iii) for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin;</p> <p style="padding-left: 20px;">(iv) in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and</p> <p>(c) in relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and</p> <p>(d) in relation to the sea, the submarine areas covered by the internal waters and the territorial sea.</p> </div>
<p>beekeeping</p>	<p>means the keeping of bees in one or more hives and associated activities including extraction, processing, production of honey and bee products, packaging, storage and distribution.</p>
<p>benefit lot</p>	<p>means an additional subdivision right achieved as a result of the long term protection, through a subdivision consent process, of a specified site or feature in this plan.</p>
<p>best practicable option</p>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>in relation to a discharge of a contaminant or an emission of noise, means the best method for preventing or minimising the adverse effects on the environment having regard, among other things, to—</p> <p style="padding-left: 20px;">(a) the nature of the discharge or emission and the sensitivity of the receiving environment to adverse effects; and</p> <p style="padding-left: 20px;">(b) the financial implications, and the effects on the environment, of that option when compared with other options; and</p> <p style="padding-left: 20px;">(c) the current state of technical knowledge and the likelihood that the option can be successfully applied.</p> </div>

biodiversity offsets	are measurable conservation outcomes resulting from actions designed to compensate for significant residual adverse biodiversity impacts arising from development after appropriate prevention and mitigation measures have been taken. The goal of biodiversity offsets is to achieve no net loss and preferably a net gain of biodiversity.
boarding house	means a residential premises or a group of buildings that is occupied, or intended by the landlord to be occupied, by at least 6 tenants at any one time and contains boarding rooms and facilities for communal use by the tenants. For the avoidance of doubt, boarding houses offer rental tenancy for 28 days or more.
boarding or breeding kennels or catteries	means the overnight accommodation of dogs and cats for boarding or the breeding of three or more litters on any site but does not include the keeping of dogs as an activity ancillary to agriculture, pastoral and horticultural activities or for domestic purposes.
bore	means any hole drilled or constructed in the ground that is used to: (a) investigate or monitor conditions below the ground surface; or (b) abstract gaseous or liquid substances from the ground; or (c) discharge gaseous or liquid substances into the ground; but it excludes test pits, trenches, soak holes and soakage pits.
boundary adjustment	means a subdivision that alters the existing boundaries between adjoining allotments , without altering the number of allotments .
building	means a temporary or permanent movable or immovable physical construction that is: (a) partially or fully roofed; and (b) is fixed or located on or in land ; but excludes: (i) any motorised vehicle or other mode of transport that could be moved under its own power.
building coverage	means the percentage of the net site area covered by the building footprint .
building footprint	means, in relation to building coverage , the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.
building platform	means an area of land identified on a plan for the purposes of identifying the future location of a building that is geotechnically sound, unaffected by any known hazards such as flooding, uncontrolled fill, unconsolidated material, past quarrying activities , visible natural springs, ponding areas, natural ground subsidence, sinkholes, land slip escarpments or

	wetland areas and is able to accommodate the development anticipated by the permitted activities identified for that zone.
camping ground	means any area of land used or intended to be used, for rent, donation, or otherwise for reward, for the purposes of occupying cabins, recreational vehicles, caravans or tents on a temporary basis, where parties enjoy the communal use of kitchen and ablution facilities, entrances, water supplies, or other premises and equipment.
cleanfill area	means an area used exclusively for the disposal of cleanfill material .
cleanfill material	means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of: <ul style="list-style-type: none"> (a) combustible, putrescible, degradable or leachable components; (b) hazardous substances and materials; (c) products and materials derived from hazardous waste treatment, stabilisation or disposal practices; (d) medical and veterinary wastes, asbestos, and radioactive substances; (e) contaminated soil and other contaminated materials; and (f) liquid wastes.
co-housing development	means more than two but no more than six self-contained household units located on one site or holding which are either grouped together into one main building , joined as duplex dwellings or terraced dwellings or are detached private homes. Residents share common facilities which support daily life including but not limited to shared lounge/dining spaces, laundries, workshops, studios, gardens, BBQ areas, open space and play areas. Residents own and manage their co-housing community collectively.
coastal marine area	has the same meaning as in section 2 of the RMA (as set out in the box below) <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p>means the foreshore, seabed, and coastal water, and air space above the water -</p> <p>(a) of which the seaward boundary is the outer limits of the territorial sea:</p> <p>(b) of which the landward boundary is the line of mean high water springs, except that where that line crosses a river, the landward boundary at that point shall be whichever is the lesser of –</p> <ul style="list-style-type: none"> (i) 1 kilometre upstream from the mouth of the river; or (ii) The point upstream that is calculated by multiplying the width of the river mouth by 5. </div>

<p>coastal water</p>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>means seawater within the outer limits of the territorial sea and includes—</p> <p>(a) seawater with a substantial fresh water component; and</p> <p>(b) seawater in estuaries, fiords, inlets, harbours, or embayments.</p> </div>
<p>coastal hazard area</p>	<p>Means those areas identified on the Planning Maps as a:</p> <p>(a) Coastal Erosion Hazard Area 1.</p> <p>(b) Coastal Erosion Hazard Area 2.</p> <p>(c) Coastal Flood Hazard Area.</p> <p>See also hazard area.</p>
<p>commercial activity</p>	<p>means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).</p>
<p>commercial filming</p>	<p>means the use of motion picture, videotaping, sound recording or any type of moving image or audio recording equipment and includes the use of actors, models, sets or props. It does not include still photography.</p>
<p>commercial services</p>	<p>means activities where the primary business is offering and/or supplying for hire or sale services, rather than goods. It includes but is not limited to:</p> <p>(a) Offices for businesses, local and government agencies, not for profit organisations and community entities.</p> <p>(b) Professional services, lawyers, accountants, engineering, surveying, veterinary services and insurance services.</p> <p>(c) Financial services, banks, real estate and travel agents.</p> <p>(d) Personal services, hairdressing, beauty therapy, dry cleaning, laundries, funeral homes and shoe repairs.</p> <p>(e) Dog grooming.</p> <p>(f) Galleries which may include artist/artisan demonstrations, teaching and sales.</p> <p>(g) Postal services.</p>
<p>community corrections activity</p>	<p>means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.</p>
<p>community facility</p>	<p>means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.</p>

<p>community scale renewable electricity activities</p>	<p>means a renewable electricity activity intended to supply electricity to two or more consumers, produced within one or more of the supplied sites, or within a third site. This includes associated lines or pipes for distribution of energy to consumers. The activity may be connected to the distribution network to transmit excess generated power.</p>
<p>compact housing developments</p>	<p>means more than two but no more than six self-contained residential units located on one site or holding where the design of buildings, their layout, access and relationship to one another has been planned in a comprehensive manner to achieve compatibility. The household units may be duplex or terraced dwellings, apartments, town houses or detached private homes, but excludes retirement villages.</p>
<p>conservation activities</p>	<p>means any activity that involves the preservation and protection of indigenous habitat, flora and fauna that fundamentally benefits indigenous biodiversity and safeguards it for future generations. For the avoidance of doubt, the following activities are conservation activities:</p> <ul style="list-style-type: none"> (a) Conservation planting. (b) The restoration of wetlands and the margins of water bodies. (c) Stock exclusion. (d) Research and monitoring. (e) The establishment, maintenance or upgrading of public walking/cycle tracks. (f) Interpretive signs and directional signs. (g) Any Department of Conservation or Fish and Game New Zealand structure or building for visitor purposes or staff accommodation on public conservation land. (h) Underground structures on Crown land. (i) Ecosystem protection, rehabilitation or restoration works including removing plant pests as identified in the Waikato Regional Pest Management Plan and riparian fencing, including crossings and their approaches that are consented, permitted or otherwise authorised by Waikato Regional Council.
<p>construction sign</p>	<p>means a sign(s) erected on a site that relate to the construction work or development occurring on the site.</p>

contaminant	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>includes any substance (including gases, odorous compounds, liquids, solids, and micro-organisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat—</p> <p>(a) when discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or</p> <p>(b) when discharged onto or into land or into air, changes or is likely to change the physical, chemical, or biological condition of the land or air onto or into which it is discharged.</p> </div>
contaminated land	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>means land that has a hazardous substance in or on it that—</p> <p>(a) has significant adverse effects on the environment; or</p> <p>(b) is reasonably likely to have significant adverse effects on the environment.</p> </div>
cultivation	<p>means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) for the purpose of sowing, growing or harvesting of pasture or crops.</p>
digital signs	<p>means technologies such as LCD, LED and projection to display content including digital images, video, streaming media and information.</p>
discharge	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>includes emit, deposit, and allow to escape.</p> </div>
drain	<p>means any artificial watercourse designed, constructed, or used for the drainage of surface or subsurface water, but excludes artificial watercourses used for the conveyance of water for electricity generation, irrigation, or water supply purposes.</p>
drinking water	<p>means water intended to be used for human consumption; and includes water intended to be used for food preparation, utensil washing, and oral or other personal hygiene.</p>
duplex dwellings	<p>means a residential building comprising two attached residential units - either attached next to each other or above each other - on one allotment (or on two Computer Freehold Registers where the allotment has subsequently been subdivided). For the avoidance of doubt, residential units physically connected by accessory buildings, such as garages, are also be deemed to be attached.</p>

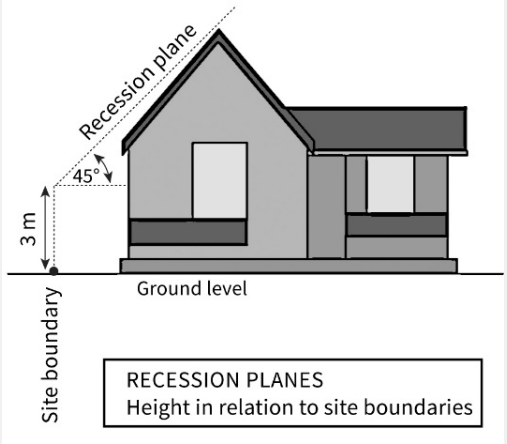
dust	means all non-combusted solid particulate matter that is suspended in the air or has settled after being airborne. Dust may be derived from materials including rock, sand, cement, fertiliser , coal, soil, paint, animal products and wood.
earthworks	means the alteration or disturbance of land , including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation , and disturbance of land for the installation of fence posts.
educational facility	means land or buildings used for teaching or training by childcare services, schools, or tertiary education services, including any ancillary activities .
effect	<p>has the same meaning as in section 3 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 10px;"> <p>includes—</p> <ul style="list-style-type: none"> (a) any positive or adverse effect; and (b) any temporary or permanent effect; and (c) any past, present, or future effect; and (d) any cumulative effect which arises over time or in combination with other effects— <p>regardless of the scale, intensity, duration, or frequency of the effect, and also includes—</p> <ul style="list-style-type: none"> (e) any potential effect of high probability; and (f) any potential effect of low probability which has a high potential impact. </div>
emergency management activities	means a temporary activity undertaken by any public organisation that responds to and deals with emergencies when they occur. Includes training activities and the provision of assistance during a declaration of a state of local or national emergency or during a period of significant recovery and rebuilding.
emergency service facilities	means those facilities of organisations which are responsible for the safety and physical welfare of people or property in the community and includes fire, ambulance and police stations and ancillary accommodation and storage on the same site .

<p>environment</p>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>includes—</p> <ul style="list-style-type: none"> (a) ecosystems and their constituent parts, including people and communities; and (b) all natural and physical resources; and (c) amenity values; and (d) the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters. </div>
<p>environmental compensation</p>	<p>Any action (work, services or restrictive covenants) to avoid, remedy or mitigate adverse effects of activities on a relevant area, landscape or environment as compensation for the unavoided and unmitigated adverse effects of the activity for which approval is being sought.</p>
<p>esplanade reserve</p>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>means a reserve within the meaning of the Reserves Act 1977—</p> <ul style="list-style-type: none"> (a) which is either— <ul style="list-style-type: none"> (i) a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or (ii) a reserve vested in the Crown or a regional council under section 237D; and (b) which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229. </div>
<p>esplanade strip</p>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>means a strip of land created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229.</p> </div>
<p>exterior maintenance and repair (of any building or structure listed in SCHED1 - Heritage Buildings and Structures)</p>	<p>means, in relation to any buildings and structures listed in SCHED1 - Heritage Buildings and Structures, works that will restore or keep the identified building or structure in a sound condition by using the same or similar materials and retaining the existing form, proportions, finishes and characteristics.</p>

farm airstrips and farm helipads	means any area of land in the general rural zone used for take off and landing of aircraft (including helicopters), for the purpose of servicing rural land but does not include refuelling, servicing, storing of aircraft or freight handling facilities. Servicing of rural land includes but is not limited to aerial topdressing, application of agrichemicals, fire fighting, forestry, fencing, delivery of farm supplies and equipment, and the collection of farm produce, but excludes airstrips or helipads directly associated with commercial passenger transport or associated with any activity located in the general rural zone for which resource consent is required.
farm quarrying	means an activity where sand or rock is extracted primarily for use on the source land holding and the material extracted must not exceed 1000 m ³ per holding per calendar year. See also forestry quarrying, quarrying activities and quarry .
fence wrap	means PVC fabric, mesh or similar material that covers perimeter fencing on construction sites.
fertiliser	<p>means a substance or biological compound or mix of substances or biological compounds in solid or liquid form, that is described as, or held out to be suitable for, sustaining or increasing the growth, productivity or quality of soils, plants or, indirectly, animals through the application to plants or soil of any of the following:</p> <ul style="list-style-type: none"> (a) nitrogen, phosphorus, potassium, sulphur, magnesium, calcium, chlorine, and sodium as major nutrients; or (b) manganese, iron, zinc, copper, boron, cobalt, molybdenum, iodine, and selenium as minor nutrients; or (c) fertiliser additives to facilitate the uptake and use of nutrients; or (d) non-nutrient attributes of the materials used in fertiliser. <p>It does not include livestock effluent, human effluent, substances containing pathogens, or substances that are plant growth regulators that modify the physiological functions of plants.</p>
forestry quarrying	<p>has the same meaning as Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017 (as set out below):</p> <ul style="list-style-type: none"> (a) means the extraction of rock, sand, or gravel for the formation of forestry roads and construction of other plantation forestry infrastructure, including landings, river crossing approaches, abutments, and forestry tracks,— <ul style="list-style-type: none"> (i) within a plantation forest; or (ii) required for the operation of a plantation forest on adjacent land owned or managed by the owner of the plantation forest; and (b) includes the extraction of alluvial gravels outside the bed of a river, extraction of minerals from borrow pits, and the processing and stockpiling of material at the forest quarry site; but

	(c) does not include earthworks , mechanical land preparation, or gravel extraction from the bed of a river , lake , or other water body
fortified site	means a site characterised by the erection of a look-out platform, tower or structure or the placement of a wall, barricade, fence, electrified fence, barbed wire fence or similar structure which precludes or inhibits access by the police or any authorised officer. It also includes the erection of monitoring system such as a surveillance camera to enable monitoring of persons beyond the boundaries of the site , provided that normal domestic residential security systems and historic fortified sites such as pa and redoubts are excluded.
fresh water	has the same meaning as in section 2 of the RMA (as set out in the box below) <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>means all water except coastal water and geothermal water.</p> </div>
functional need	means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment .
gas transmission network	means pipelines for the transmission of natural gas at a gauge pressure exceeding 2,000 kilopascals, including any associated above or below ground fitting, appurtenance, fixture or equipment required for the conveyance of the product in the pipeline and/or for its safe, efficient or effective operation.
green infrastructure	means a natural or semi-natural area, feature or process, including engineered systems that mimic natural processes, which are planned or managed to: <p>(d) provide for aspects of ecosystem health or resilience, such as maintaining or improving the quality of water, air or soil, and habitats to promote biodiversity; and</p> <p>(e) provide services to people and communities, such as stormwater or flood management or climate change adaptation.</p>
greywater	means liquid waste from domestic sources including sinks, basins, baths, showers and similar fixtures, but does not include sewage , or industrial and trade waste .
gross floor area	means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells), measured: <p>(a) where there are exterior walls, from the exterior faces of those exterior walls;</p> <p>(b) where there are walls separating two buildings, from the centre lines of the walls separating the two buildings;</p>

	(c) where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.
ground level	means: (a) the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created); (b) if the ground level cannot be identified under paragraph (a), the existing surface level of the ground; (c) if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure where it intersects the boundary.
groundwater	means water occupying openings, cavities, or spaces in soils or rocks beneath the surface of the ground.
habitable room	means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.
hazard area	Means those areas identified on the Planning Maps as a: (a) High Risk Flood Zone. (b) Building Platform Suitability Area A. (c) Building Platform Suitability Area B. (d) Building Platform Suitability Area C. See also coastal hazard area .
hazardous substance	has the same meaning as in section 2 of the RMA (as set out in the box below) <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. The Hazardous Substances and New Organisms Act 1996 defines hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance—</p> <p>(a) with 1 or more of the following intrinsic properties:</p> <ul style="list-style-type: none"> (i) explosiveness: (ii) flammability: (iii) a capacity to oxidise: (iv) corrosiveness: (v) toxicity (including chronic toxicity): <p>ecotoxicity, with or without bioaccumulation; or</p> <p>(b) which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or</p> </div>

	decreased) generates a substance with any 1 or more of the properties specified in paragraph (a).
healthcare facility	means the use of land and/or buildings for providing physical or mental health or welfare services, including: (e) Medical practitioners. (f) Dentists and dental technicians. (g) Physiotherapists. (h) Medical social workers and counsellors. (i) Midwives. (j) Paramedical practitioners. (k) Alternative therapists. (l) Providers of health and well-being services. (m) Diagnostic laboratories. This includes associated administrative activities and offices but excludes hospitals .
heavy commercial vehicle	means a motor vehicle (other than a motorcar that is not used, kept, or available for the carriage of passengers for hire or reward) having a gross laden weight exceeding 3500 kg.
height	means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.
height in relation to boundary	means the height of a structure , building or feature, relative to its distance from either the boundary of: (a) a site ; or (b) another specified reference point. Example:  RECESSION PLANES Height in relation to site boundaries
helipad	means a facility for helicopter movements that may include passenger facilities, but does not include refuelling, servicing, storing of helicopters or freight handling facilities. See also farm helipads .

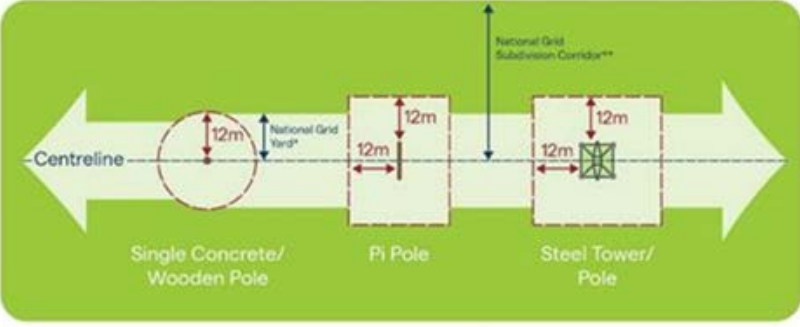
<p>historic heritage</p>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>(a) means those natural and physical resources that contribute to an understanding and appreciation of New Zealand’s history and cultures, deriving from any of the following qualities:</p> <ul style="list-style-type: none"> (i) archaeological; (ii) architectural; (iii) cultural; (iv) historic; (v) scientific; (vi) technological; and <p>(b) includes—</p> <ul style="list-style-type: none"> (i) historic sites, structures, places, and areas; and (ii) archaeological sites; and (iii) sites of significance to Māori, including wāhi tapu; and (iv) surroundings associated with the natural and physical resources. </div>
<p>holding</p>	<p>means a property or a collection of properties under common occupancy on which the activity is undertaken in conjunction with one another and are contiguous.</p>
<p>home business</p>	<p>means a commercial activity that is:</p> <ul style="list-style-type: none"> (a) undertaken or operated by at least one resident of the site; and (b) incidental to the use of the site for a residential activity.
<p>hospital</p>	<p>means medical, surgical or psychiatric care facilities providing primarily in-patient care and includes healthcare facilities and services, administrative and commercial activities associated with these facilities. For the avoidance of doubt, hospital care may also be provided within a retirement village.</p>
<p>impermeable surfaces</p>	<p>means a surface that is not vegetated, does not infiltrate runoff, and prevents or significantly slows the soakage of water into the ground. This includes:</p> <ul style="list-style-type: none"> (a) roofs; and (b) paved areas including driveways and sealed/compacted metal parking areas; and (c) patios; and (d) sealed and compacted metal roads; and (e) layers engineered to be impervious such as highly-compacted soil.

	<p>But excludes:</p> <ul style="list-style-type: none"> (f) wooden decks with spacing between boards of 4mm or more, where water is allowed to drain through to a permeable surface below the deck; and (g) porous or permeable paving and living roofs; and (h) permeable artificial surfaces, fields or lawns; and (i) swimming pools, ponds and dammed water.
industrial activity	means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.
industrial and trade waste	means liquid waste, with or without matter in suspension, from the receipt, manufacture or processing of materials as part of a commercial, industrial or trade process, but excludes sewage and greywater .
intensive indoor primary production	means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.
interpretive sign	means a sign which contains information and/or images that explain the values associated with scheduled sites and features and may also include logos of companies or organisations that own or manage the site or have sponsored activities on the site.
L_{A90}	has the same meaning as the 'Background sound level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
L_{Aeq}	has the same meaning as 'time-average A-weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics -Measurement of Environmental Sound.
L_{AF(max)}	has the same meaning as the 'maximum A-frequency weighted, F-time weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics – Measurement Of Environmental Sound.
lake	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>means a body of fresh water which is entirely or nearly surrounded by land.</p> </div>

land	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>(a) includes land covered by water and the airspace above land; and</p> <p>(b) in a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river; and</p> <p>(c) in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river.</p> </div>
land disturbance	means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) that does not permanently alter the profile, contour or height of the land .
landfill	means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas .
large format retail	means any retail activity or wholesale outlet exceeding 300 m ² gross floor area . It includes but is not limited to: <ul style="list-style-type: none"> (a) Supermarkets. (b) Hardware and building improvement centres. (c) Office furniture and electronics equipment and system suppliers. (d) Bedding, furniture and household appliance retailers. (e) Outdoor equipment suppliers.
L_{dn}	has the same meaning as the 'Day night level, or day-night average sound level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
L_{peak}	has the same meaning as 'Peak sound pressure level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
Maimai	means a small structure for game bird hunting.
maintenance (in relation to network utilities)	means, in relation to network utilities, any work or activity necessary to continue the operation and/or functioning of existing infrastructure. It includes the repair and/or replacement of an existing line, pipe, building, structure, road or other asset with another of the same or similar height, size, and scale within the same or similar position and for the same purpose. For the avoidance of doubt maintenance excludes upgrading, and the word 'similar' means 'almost identical'.
maintenance (in relation to cultural and historic heritage)	means, in relation to any scheduled site, scheduled building or structure listed in: <ul style="list-style-type: none"> (a) SCHED1 – Heritage buildings and structures; and (b) SCHED3 – Sites and Areas of Significance to Māori. (c) SCHED4 – Sites and Areas of Significance to Māori - wāhi tapu sites.

	<p>Buildings - works that will restore or keep the feature in a sound condition by using the same or similar materials and retaining the existing form, proportions, finishes and characteristics. It includes seismic strengthening that is not visible on the exterior of a building or item, or on an interior element, as well as seismic strengthening carried out internally that is not visible from outside the building or item.</p> <p>Other features - works that will restore or keep the feature in a sound condition including stabilisation of the asset by conservation treatments and land stabilising supervised by a suitably qualified and experienced archaeologist and in collaboration with mana whenua as required.</p>
<p>maintenance and/or minor modification (of a significant archaeological site listed in SCHED2 – Significant Archaeological Sites)</p>	<p>means, in relation to any site listed in SCHED2 - significant archaeological sites, the following activities:</p> <ul style="list-style-type: none"> (a) Vegetation management except for plantation forestry; and (b) Fencing; and (c) Removal of a building or structure not identified in SCHED2; and (d) Placement of approved or permitted signs; and (e) Any work required to stabilize a site; and (f) Any maintenance associated with an existing track.
<p>managed care facilities</p>	<p>means land or buildings in which residential accommodation, supervision, assistance, care and/or support are provided by an agency for residents. For the avoidance of doubt, managed care facilities include women’s refuges, night shelters, emergency housing and housing with associated rehabilitation activities, but excludes custodial facilities managed by the Department of Corrections.</p>
<p>Māori cultural and customary uses</p>	<p>means traditional Māori uses, and includes customary food, textile, art, or medicinal gathering, waka ama, Kīngitanga events (Poukai) and activities that recognise and provide for the special relationship between mana whenua and places of customary importance, but does not include any building or structure.</p>
<p>marae complex</p>	<p>means an area of land set apart for the common use of mana whenua of Waitomo district, and includes a complex of buildings such as wharenui (meeting house), wharekai (dining hall), whārepaku (ablution block), and/or other accessory buildings generally associated with a marae or pā, but excludes papakāinga housing developments.</p>
<p>mineral</p>	<p>means a naturally occurring inorganic substance beneath or at the surface of the earth, whether or not under water; and includes all metallic minerals, non-metallic minerals, fuel minerals, precious stones, industrial rocks and building stones, and a prescribed substance within the meaning of the Atomic Energy Act 1945.</p>

<p>mineral prospecting and exploration</p>	<p>means any activity (excluding blasting) undertaken for the purpose of identifying land likely to contain exploitable mineral deposits or occurrences and/or evaluating the feasibility of mining particular deposit or occurrence. It includes any drilling, dredging or excavations (whether surface or subsurface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence - geological, geochemical and geophysical surveys, the taking of samples by hand or hand-held methods and aerial surveys.</p>
<p>minor residential unit</p>	<p>means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site.</p>
<p>Minor utility structure</p>	<p>a structure used by a network utility operator or road controlling authority that is not more than 6 m² in area and has a maximum height of 1.8 m</p>
<p>minor upgrade (in relation to existing energy activities)</p>	<p>means the improvement or increase in carrying capacity, operational efficiency, security, or safety of an existing energy activity. This also includes structures and associated earthworks and site works where the effects of that activity remain the same or similar in character, intensity and scale.</p>
<p>national grid</p>	<p>means the assets used or owned by Transpower NZ Limited.</p>
<p>national grid subdivision corridor</p>	<p>means the area measured either side of the centreline of the aboveground national grid line as follows:</p> <ul style="list-style-type: none"> (g) 16m for the 110kV lines on pi poles. (h) 32m for the 110 kV lines on towers. (i) 37m for the 220 kV transmission lines.

<p>national grid yard</p>	<p>means the area located 12 metres in any direction from the outer edge of a national grid support structure (including where towers are replaced with tubular steel monopoles), and the area located 12 metres either side of the centreline of any overhead national grid line. The national grid yard does not apply to underground cables or any transmission lines (or sections of line) that are designated.</p>  <p>The diagram shows a horizontal line representing a transmission line with a central dashed line labeled 'Centreline'. Three support structures are shown: a 'Single Concrete/Wooden Pole' (a circle), a 'Pi Pole' (a rectangle), and a 'Steel Tower/Pole' (a square with an 'X'). A 'National Grid Yard*' is indicated as a 12m wide area around each pole. A 'National Grid Subdivision Corridor**' is indicated as a larger area around the entire line. Arrows point to the 12m dimensions for each yard.</p> <p>* National Grid Yard: 10m for single concrete/wooden pole lines, 12m for all other line types ** National Grid Subdivision Corridor: 14m, 32m, 37m or 39m depending on line voltage</p> <p>Measurement of the setback distances from national grid transmission lines must be undertaken from the centre line of the national grid transmission line and the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span.</p>
<p>natural and physical resources</p>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>Includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.</p> </div>
<p>natural hazard</p>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.</p> </div>

<p>net floor area</p>	<p>means the sum of any gross floor area; and</p> <p>(a) includes:</p> <ul style="list-style-type: none"> (i) both freehold and leased areas; and (ii) any stock storage or preparation areas; but <p>(b) excludes:</p> <ul style="list-style-type: none"> (i) void areas such as liftwells and stair wells, including landing areas; (ii) shared corridors and mall common spaces; (iii) entrances, lobbies and plant areas within a building; (iv) open or roofed outdoor areas, and external balconies, decks, porches and terraces; (v) off street loading areas; (vi) building service rooms; (vii) parking areas and basement areas used for parking, manoeuvring and access; and (viii) non-habitable floor spaces in rooftop structures.
<p>net site area</p>	<p>means the total area of the site, but excludes:</p> <ul style="list-style-type: none"> (a) any part of the site that provides legal access to another site; (b) any part of a rear site that provides legal access to that site; (c) any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981. <div style="display: flex; justify-content: space-around; align-items: center;"> <div data-bbox="487 1003 971 1312" style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; margin-bottom: 5px;">GROSS SITE AREA</p> </div> <div data-bbox="974 1003 1393 1312" style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; margin-bottom: 5px;">NET SITE AREA</p> </div> </div>

<p>network utility operator</p>	<p>has the same meaning as in s166 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>means a person who—</p> <ul style="list-style-type: none"> (a) undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or (b) operates or proposes to operate a network for the purpose of— <ul style="list-style-type: none"> (i) telecommunication as defined in section 5 of the Telecommunications Act 2001; or (ii) radio communication as defined in section 2(1) of the Radio Communications Act 1989; or 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 (c) is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or (d) undertakes or proposes to undertake the distribution of water for supply (including irrigation); or (e) undertakes or proposes to undertake a drainage or sewerage system; or (f) constructs, operates, or proposes to construct or operate, a road or railway line; or (g) is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or (h) is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or (i) undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under this Act,— <p>and the words network utility operation have a corresponding meaning.</p> </div>
<p>new transportable buildings</p>	<p>means pre-built buildings that are designed and constructed off site within the last 24 months of being moved, and are transported and relocated to a site in pre-fabricated parts or as a whole.</p>
<p>noise</p>	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>includes vibration.</p> </div>
<p>noise rating level</p>	<p>means a derived noise level used for comparison with a noise limit.</p>

noise sensitive activity	means residential units and minor residential units, boarding houses, co-housing developments, compact housing developments, retirement villages, visitor accommodation, papakāinga units and papakāinga housing developments, residential based visitor accommodation, managed care facilities and other buildings used for residential activities but excludes: (a) Camping grounds. (b) Tiny houses and tiny house developments. (c) Marae complex. (d) Community facilities. (e) Educational facilities. (f) Hospitals.
notional boundary	means a line 20 metres from any side of a residential unit or other building used for a noise sensitive activity , or the legal boundary where this is closer to such a building .
official sign	means all signs required or provided for under any statute or regulation, or are otherwise related to aspects of public safety.
operational need	means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.
outdoor education activities	means education in the outdoors using the natural environment and direct experiences as part of a curriculum based learning programme.
outdoor (extensive) pig farming	means an area of a site or holding where all pigs and piglets are contained within a paddock(s) with groundcover maintained.
outdoor living space	means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.
outdoor retail activities	means any retail activity or wholesale outlet where goods are displayed for direct sale to the public provided that 40% or more of the display area floor space is outdoors. It includes but is not limited to: (a) Motor vehicle, boat and marine, and farm machinery sales and service. (b) Hire services. (c) Farming and agriculture suppliers. (d) Trade suppliers. (e) Garden suppliers (including nurseries and garden centres).
outdoor service space	means the area on a site for washing lines and storage of items such as rubbish bins.
outdoor storage	means an outdoor area for storage of building materials, equipment, waste materials, materials ensuing from an industrial process or materials

	required as part of an industrial, primary production , energy generation activity, commercial or retail activity , but excludes vehicles.
overlays, scheduled sites and features	means any area of land, site , feature, building or structure identified or listed in: (a) SCHED1 – heritage buildings and structures. (b) SCHED2 – significant archaeological sites. (c) SCHED3 – sites and areas of significance to Māori. (d) SCHED4 – sites and areas of significance to Māori - wāhi tapu sites. (e) SCHED5 – sites and areas of significance to Māori - cultural alert layer. (f) SCHED6 – significant natural areas. (g) SCHED7 – outstanding natural landscapes. (h) SCHED8 – outstanding natural features. (i) SCHED9 – landscapes of high amenity value. (j) SCHED10 – areas of outstanding natural character. (k) SCHED11 – areas of high/very high natural character. (l) SCHED12 – karst overlay. (m) SCHED13 – coastal environment overlay. See also scheduled sites and features/ scheduled sites or features
packing shed	means a building that is used for the initial processing, storage and packing of natural and unprocessed primary produce grown on the site or holding on which the building is located.
papakāinga housing development	means a residential development comprising more than two but no more than six individual papakāinga units which supports traditional Māori cultural living for a recognised mana whenua group residing in Waitomo district.
papakāinga units	means residential accommodation which supports traditional Māori cultural living for a recognised mana whenua group residing in Waitomo district. For the avoidance of doubt, individual papakāinga units must contain a bedroom and separate bathroom including a toilet, sink and shower but are not required to contain a kitchen where communal kitchen facilities are available on the site .
park facilities	means land, buildings or structures that facilitate the management, use and enjoyment of a public open space on Department of Conservation and/or Council-owned land : (a) Vehicle, machinery and equipment depots. (b) Storage sheds and accessory buildings . (c) Playground equipment and associated safety surfacing. (d) Public toilets, shelters and changing facilities. (e) Rotundas, amphitheaters and sound shells. (f) Access ways and car parks. (g) Stormwater management systems. (h) Skateparks. (i) Swimming pools.

	<ul style="list-style-type: none"> (j) Non-motorised cycle skills tracks. (k) Outdoor gym equipment. (l) Outdoor sports courts, sports fields and cricket nets.
park furniture	<p>means structures established for the use, convenience and amenity of the public in a public open space on Department of Conservation and/or Council-owned land, including:</p> <ul style="list-style-type: none"> (a) Seating, picnic tables and barbeques. (b) Fountains, drinking fountains and water features. (c) Foot bridges and boardwalks. (d) Public art. (e) Gates, fences and pou. (f) Cycle parking structures. (g) Rubbish bins. (h) Lighting. (i) Shade sails. (j) Gardens, landscaping and planting. (k) Pathways, bridleways and cycleways.
peak particle velocity	<p>means, to the extent used for the assessment of the risk of structural damage to a fixed structure, the instantaneous maximum velocity reached by a vibrating surface as it oscillates about its normal position.</p>
primary production	<p>means:</p> <ul style="list-style-type: none"> (a) any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and (a) includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); (b) includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but (c) excludes further processing of those commodities into a different product.
quarry	<p>means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities.</p>
quarrying activities	<p>means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.</p>
recreational hunting	<p>means non-commercial hunting where the hunter(s) pursue game for recreation as a pastime, without gaining pecuniary reward from the hunting.</p>

<p>regionally significant industry</p>	<p>has the same meaning as in the Waikato Regional Policy Statement; means an economic activity based on the use of natural and physical resources in the region and is identified in regional or district plans, which has been shown to have benefits that are significant at a regional or national scale. These may include social, economic or cultural benefits.</p>
<p>regionally significant infrastructure</p>	<p>means:</p> <ul style="list-style-type: none"> (a) pipelines for the distribution or transmission of natural or manufactured gas or petroleum; (b) infrastructure required to permit telecommunication as defined in the Telecommunications Act 2001; (c) radio apparatus as defined in section 2(1) of the Radio Communications Act 1989; (d) the national electricity grid, as defined by the Electricity Industry Act 2010; (e) a network (as defined in the Electricity Industry Act 2010); (f) infrastructure for the generation and/ or conveyance of electricity that is fed into the national grid or a network (as defined in the Electricity Industry Act 2010); (g) significant transport corridors as defined in Map 6.1 and 6.1A of the Operative Waikato Regional Policy Statement; (h) lifeline utilities, as defined in the Civil Defence and Emergency Management Act 2002, and their associated essential infrastructure and services; (i) municipal wastewater treatment plants, water supply treatment plants and bulk water supply, wastewater conveyance and storage systems, municipal supply dams and ancillary infrastructure; (j) flood and drainage infrastructure managed by Waikato Regional Council.
<p>renewable energy</p>	<p>means energy produced from solar, wind, hydro-electricity, geothermal, biomass, tidal, wave, or ocean current sources.</p>
<p>renewable energy exploration activities</p>	<p>means activities to monitor and measure solar, wind, hydroelectricity or geothermal energy sources for potential renewable electricity generation activities.</p>
<p>renewable electricity generation activities</p>	<p>means the construction, operation and maintenance of structures associated with renewable electricity generation. This includes small and community scale renewable electricity activities and the system of electricity conveyance to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity.</p>
<p>residential activity</p>	<p>means the use of land and building(s) for people’s living accommodation.</p>

residential based visitor accommodation	means the use of a residential unit , minor residential unit or its accessory buildings for short stay accommodation for visitors (not exceeding 3 months) for a tariff whether or not the permanent residents/owners stay overnight on the site .
residential unit	means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.
restart view line	means the minimum distance, along the railway line(s) from the driver's eye position in a vehicle at the stop line position of the closest railway line, required to allow the driver to start from a stopped position and clear the railway line before a train arrives.
restoration (of any building or structure listed in SCHED1 - Heritage Buildings and Structures)	means, in relation to any buildings and structures listed in SCHED1 - Heritage Buildings and Structures , that the heritage value of a place is recovered or revealed. It may involve the removal of additions which detract from the heritage value of the building or structure .
retail activity	means an activity where the primary business is displaying and/or offering goods for sale or hire to the general public. For the avoidance of doubt, retail activities includes opticians, pharmacies and dispensaries.
retirement village	means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.
risk assessment	means the overall process of risk identification, risk analysis and risk evaluation.
river	has the same meaning as in section 2 of the RMA (as set out in the box below) <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal).</p> </div>
road	has the same meaning as in section 2 of the RMA (as set out in the box below)

has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Roding Powers Act 1989

Section 315 of the Local Government Act 1974 road definition:

road means the whole of any **land** which is within a district, and which—

- (a) immediately before the commencement of this Part was a road or street or public highway; or
- (b) immediately before the inclusion of any area in the district was a public highway within that area; or
- (c) is laid out by the council as a road or street after the commencement of this Part; or
- (d) is vested in the council for the purpose of a road as shown on a deposited survey plan; or
- (e) is vested in the council as a road or street pursuant to any other enactment;—

and includes—

- (f) except where elsewhere provided in this Part, any **access way** or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an **access way** or service lane or is declared by the Minister of Works and Development as an **access way** or service lane after the commencement of this Part or is declared by the Minister of Lands as an **access way** or service lane on or after 1 April 1988:
- (g) every square or place intended for use of the public generally, and every bridge, culvert, **drain**, ford, gate, **building**, or other thing belonging thereto or lying upon the line or within the limits thereof;—

but, except as provided in the Public Works Act 1981 or in any regulations under that Act, does not include a motorway within the meaning of that Act or the Government Roding Powers Act 1989

Section 2(1) of the Government Roding Powers Act 1989 motorway definition

motorway—

- (a) means a motorway declared as such by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of this Act; and
- (b) includes all bridges, **drains**, culverts, or other structures or works forming part of any motorway so declared; but
- (c) does not include any local road, **access way**, or service lane (or the supports of any such road, way, or lane) that crosses over or under a motorway on a different level

road approach visibility line	means the minimum distance along the railway line(s) from the level crossing that either: a driver is able to see a train and stop before reaching the level crossing, or a driver continues at the approach speed and crosses the level crossing safely ahead of a previously unseen train or a train far enough away to be clearly not a collision threat.
rural-based education activities	means land and buildings used for tertiary or secondary education training of agricultural, pastoral and horticultural activities
rural industry	means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production .
scheduled sites and features/ scheduled sites or features	means any area of land, site, feature, building or structure identified or listed in: (a) SCHED1 – Heritage buildings and structures. (b) SCHED2 – Significant archaeological sites. (c) SCHED3 – Sites and areas of significance to Māori. (d) SCHED4 – Sites and areas of significance to Māori - wāhi tapu sites. (e) SCHED5 – Sites and areas of significance to Māori - cultural alert layer. (f) SCHED6 – Significant natural areas. (g) SCHED7 – outstanding natural landscapes. (h) SCHED8 – outstanding natural features. (i) SCHED9 – landscapes of high amenity value. (j) SCHED10 – areas of outstanding natural character. (k) SCHED11 – areas of high/very high natural character. See also overlays, scheduled sites and features .
significant mineral resources	means sites identified in accordance with the criteria contained in Method 6.8.1 of the Waikato Regional Policy Statement.
scientific purposes	means the carrying out of measurements, samples, analyses, surveys, investigations or inspections of natural resources including flora and fauna, earth, rocks and soil and water for the purpose of scientific research. Also includes archaeological investigations undertaken by a suitably qualified and experienced archaeologist. It excludes measurements, testing prospecting, exploration and associated structures where undertaken for commercial purposes or pecuniary gain.
sealed	means the use of a 'construction design standard' in terms of sub-base, base course and final pavement, including the application of the correct chip grade and chip type.
seawall	means a wall constructed parallel to the coastline/mean high water springs with the primary purpose of protecting the shoreline from coastal processes. Construction materials can include timber, metal, rock or geotextiles.

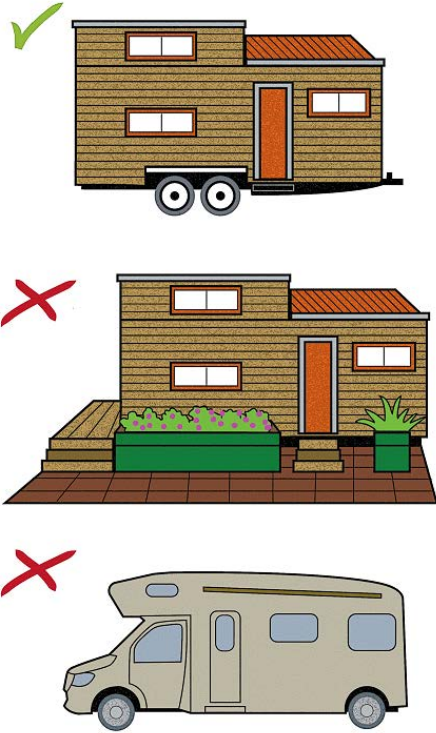
second-hand relocated building	means a used building previously constructed and used, which is lifted and relocated from one site to another, generally as a whole, or sometimes split into sections.
sensitive activity	has the same meaning as a noise sensitive activity
setback	<p>means the distance from a building or structure to the boundary of the site on which that building or structure occurs. Subject to the provisions of this plan, the distance of the setback is measured from the outer edge of the eaves of a building or structure to the road boundary or internal boundary, and includes:</p> <p>(a) A setback from a road boundary, which means that part of a site that has direct frontage to a road, being a line extending across the full width of the site parallel to the boundary adjoining the road, notwithstanding the presence of any segregation strip; and</p> <p>(b) A setback from an internal boundary, which means a line extending across the full width of the site parallel to the legal boundaries not fronting a road; and</p> <p>(c) On rear sites all boundaries are internal boundaries; and</p> <p>(d) On a right of way/shared driveway the boundary is an internal boundary.</p> <div data-bbox="570 884 1273 1377" style="text-align: center;"> </div>
sewage	means human excrement and urine.
shelter belt	has the same meaning as Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017 (as set out below): means a row or rows of trees or hedges planted to partially block wind flow.
shipping container	means a large reusable transport and storage unit used to package and store cargo in during shipment on container ships. Generally shipping containers have a closed top and hinged doors with corrugated walls and

	are commonly manufactured from steel, high-density polyethylene or composite materials.
sign	<p>means any device, character, graphic or electronic display, whether temporary or permanent, which:</p> <p>(a) is for the purposes of:</p> <ul style="list-style-type: none"> (i) identification of or provision of information about any activity, property or structure or an aspect of public safety; (ii) providing directions; or (iii) promoting goods, services or events; and <p>(b) is projected onto, or fixed or attached to, any structure or natural object; and</p> <p>(c) includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice.</p>
sign face area	means the area of a sign when viewed from any one direction, providing that the total area of all faces of a sign must not exceed twice that permitted for that type of sign .
significant hazardous facility	<p>means any facility which involves one or more of the following activities:</p> <ul style="list-style-type: none"> (a) Manufacturing and associated storage of hazardous substances (including industries manufacturing agrochemicals, fertilisers, acids/alkalis or paints); (b) Oil and gas exploration and extraction facilities; (c) Purpose built bulk storage facilities for the storage of hazardous substances (other than petrol, diesel or LPG) for wholesale or restricted commercial supply; (d) The above ground storage of more than 50,000 L of petrol; and (e) The aboveground storage of more than 100,000 L of diesel; (f) The storage/use of more than 6 tonnes of LPG; (g) Galvanising plants; (h) Electroplating and metal treatment facilities; (i) Tanneries; (j) Timber treatment; (k) Freezing works and rendering plants; (l) Wastewater treatment plants; (m) Metal smelting and refining (including battery refining or recycling); (n) Milk treatment plants; (o) Fibreglass manufacturing; (p) Polymer foam manufacturing; (q) Asphalt/bitumen manufacture or storage; (r) Landfills; (s) The storage and/or treatment of hazardous waste (including reuse and recycling facilities) or hazardous substances awaiting reuse, recycling, or treatment; and

	<p>(t) Any facility deemed a Major Hazardous Facility under the Health and Safety at Work Major Hazardous Facilities Regulations 2016.</p> <p>For the avoidance of doubt, the following activities are not significant hazardous facilities':</p> <ul style="list-style-type: none"> (i) The incidental use and storage of hazardous substances in minimal domestic scale quantities; (ii) Retail outlets for hazardous substances intended for domestic usage (eg supermarkets, hardware stores, and pharmacies); (iii) The incidental storage and use of agrichemicals, fertilisers and fuel for land based primary production activities; (iv) Pipelines used for the transfer of hazardous substances such as gas, oil, trade waste and sewage; (v) Fuel in motor vehicles, boats, airplanes and small engines; (vi) Military training activities; (vii) The transport of hazardous substances; and (viii) Emergency management activities.
significant mineral resources	means sites identified in accordance with the criteria contained in Method 6.8.1 of the Waikato Regional Policy Statement.
site	<p>means:</p> <ul style="list-style-type: none"> (a) an area of land comprised in a single record of title under the Land Transfer Act 2017; or (b) an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or (c) the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or (d) despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.
soil loading	means the placement of soil or rock where it compacts or displaces the existing soil profile.
special audible characteristic	has the same meaning as 'special audible characteristic' in section 6.3 of New Zealand Standard 6802:2008 Acoustics – Environmental Noise.
staff accommodation associated with a tourism facility	means a premises that is provided on the same site as the tourism facility it serves, which is occupied by staff working on-site in that same tourism facility .

stormwater	means run-off that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a land surface, or run-off from the surface of any structure , as a result of precipitation and includes any contaminants contained within.
structure	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft.</p> </div>
subdivision	<p>has the same meaning as “subdivision of land” in section 218 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>means—</p> <p>(a) the division of an allotment—</p> <ul style="list-style-type: none"> (i) by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or (ii) by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or (iii) by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or (iv) by the grant of a company lease or cross lease in respect of any part of the allotment; or (v) by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or <p>(b) an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.</p> </div>
surroundings (of any building or structure listed in SCHED1 - Heritage Buildings and Structures)	means in the general rural zone only, the land immediately surrounding buildings and structures listed in SCHED1 - Heritage Buildings and Structures , including any closely associated buildings , gardens, monuments and structures , but excluding any immediately adjacent open fields.

<p>sustainable management</p>	<p>has the same meaning as in section 5 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—</p> <p>(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and</p> <p>(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and</p> <p>(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.</p> </div>
<p>takeaway food outlets with a drive through facility</p>	<p>means any takeaway premises where on-demand meals are offered for sale in a manner where the customer can remain in their vehicle.</p>
<p>temporary event</p>	<p>means a non-commercial or commercial activity that has a start date and an end date, that could occur regularly such as a market or irregularly such as a fundraising event, and involves people engaged in recreational, sporting, leisure, cultural, musical, ceremonies, celebrations, meetings or similar pursuits either as participants or spectators and includes sports events, parades, fundraising, carnivals, galas, concerts, exhibitions and markets. It does not include tangi, funerals, Māori cultural and customary uses, political or civic meetings.</p>
<p>temporary military training activity</p>	<p>means a temporary activity undertaken for the training of any component of the New Zealand Defence Force (including with allied forces) for any defence purpose. Defence purposes are those purposes for which a defence force may be raised and maintained under section 5 of the Defence Act 1990 which are:</p> <p>(a) the defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act:</p> <p>(b) the protection of the interests of New Zealand, whether in New Zealand or elsewhere:</p> <p>(c) the contribution of forces under collective security treaties, agreements, or arrangements:</p> <p>(d) the contribution of forces to, or for any of the purposes of, the United Nations, or in association with other organisations or States and in accordance with the principles of the Charter of the United Nations:</p> <p>(e) the provision of assistance to the civil power either in New Zealand or elsewhere in time of emergency:</p>

	(f) the provision of any public service.
territorial authority	<p>has the same meaning as in section 5 of the Local Government Act 2002 (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>means a city council or a district council named in Part 2 of Schedule 2.</p> </div>
tiny house	<p>means self-contained residential accommodation which is a maximum of 20 m² gross floor area at ground floor level, and is:</p> <ul style="list-style-type: none"> (a) Built on a chassis, on wheels and can be towed by a vehicle, but is not motorised itself; and (b) Not intended to be permanently located on any site or attached to the ground on a permanent foundation. <p>For the avoidance of doubt a tiny house is not a second-hand relocated building, a mobile home, a house bus, a recreational vehicle (RV), a trailer type RV, a caravan or a pop-top trailer.</p> <p>Note: Where building work is carried out (for example to join two tiny houses together by a walkway or create a permanent deck) or where kitchen and bathroom plumbing fittings need to be connected to reticulated water or wastewater systems or septic tank systems, the tiny house becomes a building.</p> <div style="text-align: center; margin-top: 20px;">  </div>

tiny house development	means more than two but no more than six tiny houses on a site or holding .
tourism facilities	means land and/or buildings used for the commercial organisation and operation of activities that cater to tourists including those relating to natural features and attractions, agritourism and tourist establishments (e.g. information centres and visitor centres), but excludes visitor accommodation .
town concept plan	means a town concept plan prepared and formally adopted by Waitomo District Council.
trade suppliers	means a business engaging in sales to trade customers whose products wholly consists of one or more of the following: automotive or marine supplies, building supplies, catering equipment, farming and agricultural supplies, garden and outdoor equipment, hire services or industrial supplies.
transmission sensitive activity(ies)	<p>means those activities that are particularly sensitive to national electricity and gas transmission activities, including but not limited to:</p> <ul style="list-style-type: none"> (a) residential units and minor residential units, boarding houses, co-housing developments, compact housing developments, retirement villages, visitor accommodation, papakāinga units and papakāinga housing developments, residential based visitor accommodation, managed care facilities and other buildings used for residential activities; (b) Camping grounds; (c) Tiny houses and tiny house developments; (d) Marae complex; (e) Community facilities including museums and libraries; (f) Educational facilities; (g) Hospitals and healthcare facilities; (h) Tourism facilities, outdoor education activities and recreational hunting; (i) Leisure and entertainment facilities, including shopping malls, indoor fitness centres, theatres and cinemas; (j) Prisons; (k) Any building storing hazardous substances, hazardous facilities, significant hazardous facilities and infrastructure (excluding those that are ancillary to national electricity and gas transmission activities); and (l) Other venues or areas where large numbers of people gather or intermittently gather.
transport corridor	means the whole corridor that provides for carriageway, berms and any adjoining pedestrian footpaths, walkways and cycleways , landscaping and lighting, and includes roads and access segregation strips.

	<p>The diagram illustrates a cross-section of a transport corridor. On the left and right sides, there is a 'Land use environment' with houses and trees. A 'Property boundary' is indicated by a dashed line. The central 'Transport corridor' is divided into three sections: two 'Berm' sections and a central 'Carriageway'. Below the diagram, text boxes describe each section: <ul style="list-style-type: none"> Berm: On-street parking, passenger transport (stops), footpath, off-road cycle paths, service corridors, street lighting, street trees. Carriageway: Movement lanes, shoulders, on-road cycling (shared with movement lane or dedicated marked lanes). A double-headed arrow at the bottom indicates the 'Legal road width' spanning the two berm sections and the carriageway. </p>
<p>transport system</p>	<p>means the combined network of:</p> <ul style="list-style-type: none"> (a) Existing and future transport corridors. (b) Private roads and ways, access ways, service lanes, pedestrian, cycle and passenger transport lanes or routes (including walkways and cycleways) both within and outside the transport corridor. (c) Rail routes that provide for the movement of people and goods to, from and through the district. <p>It includes all of the ancillary support transport infrastructure and activities, and vehicle access points. It also includes those facilities in addition to transport infrastructure that support the use of the transport system, as well as (but not limited to) end-of-journey facilities and travel management plans.</p>
<p>vehicle access point</p>	<p>means the formed or otherwise constructed vehicle entry/exit crossing from the carriageway of any road up to and including that portion of the road boundary of the site across which a vehicle entry or exit point is permitted by this plan. It includes any culvert, bridge or kerbing.</p> <p>The diagram shows a 3D perspective view of a road with a dashed center line. A driveway with a red roof structure crosses the road. A double-headed arrow indicates the width of the access point across the road.</p>

vehicle movements	means a single journey to or from a particular site by a person or persons in a motor vehicle. Entering a site equals one vehicle movement and exiting a site equals one vehicle movement, i.e. one vehicle to and from a site equals two vehicle movements. Vehicle trip has the same meaning as vehicle movement.
visitor accommodation	means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities , but excludes camping grounds .
walkways and cycleways	means publicly accessible formed pathways and includes mountain bike tracks, boardwalks, shared paths, footpaths and cycle paths.
warehouse	means any building or land , where materials, articles or goods are stored pending sale or removal.
wastewater	means any combination of two or more the following wastes: sewage , greywater or industrial and trade waste .
water	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>(a) means water in all its physical forms whether flowing or not and whether over or under the ground:</p> <p>(b) includes fresh water, coastal water, and geothermal water:</p> <p>(c) does not include water in any form while in any pipe, tank, or cistern.</p> </div>
water body	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>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.</p> </div>
wetland	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>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.</p> </div>
woolstore	means a building used by wool buyers, merchants and exporters to source, test, store, handle, sell and distribute wool.