

Chapter 20

Definitions



20. DEFINITIONS

The definitions included in this section are to be used for the purposes of this District Plan.

Access

Means an area of land which provides access from the road frontage to the main part of the site, except in relation to access to septic tanks where it refers to practical vehicular access for maintenance.

Accessory

Means a secondary or minor component of the main activity on a site.

Accessory building

In relation to any activity means a minor detached building or structure including but not limited to a garage, carport or storage shed, the use of which is incidental to the main building or activity on the same site.

Accessory retail activities

In relation to industrial activities means the sale of goods manufactured or assembled on site, where the retail activity is an accessory activity to that undertaken on the site.

Act

Means the Resource Management Act 1991 and any subsequent amendments.

Additions

In relation to heritage items, means an extension or increase in floor area, number of storeys or height of a building or structure. It includes the construction of new floors, walls, ceilings and roofs.

Advance warning signs

Means a sign advertising or giving information about a business or activity that is not located on the same site as the sign.

Alterations

In relation to heritage items, means any changes to the fabric or characteristics of a building involving (but not limited to) the removal or replacement of walls, windows, ceilings, floors, roofs, either internally or externally. It does not include repair or maintenance but includes structural modification.

Amenity values

Has the same meaning as Section 2(1) of the Resource Management Act 1991.

Agriforestry

Means planting species such as mānuka or other indigenous species for honey and oil production and includes mechanical harvesting.

Aquaculture related equipment and materials

Includes, but is not limited to, vessel machinery, ropes, floats, buoys, anchors, navigation lights, spare parts.

Artificial Crop Protection Structures

Means structures of permeable cloth to protect or cover crops but does not include greenhouses.

Audible Bird Scaring Devices

Means a gas gun or avian distress alarm used for the purpose of disturbing or scaring birds

Bar

Means premises where liquor is served to the public and where food must also be served.

Biodiversity

The variability among living organisms from all sources including terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are a part, this includes diversity within and between species.

Building

Means a temporary or permanent moveable or immovable structure (including a structure intended for occupation by people, animals, machinery or chattels) and includes a mechanical, electrical or other system; and a fence as defined by the Fencing Act 1987 and a vehicle or motor vehicle (including a vehicle as defined in the Land Transport Act 1998 that is immovable and is occupied by people on a permanent or long-term basis; and a mast pole or a telecommunication aerial that is on, or forms part of a, building and that is more than 7m in height above the point of its attachment or base support (except a dish aerial that is less than 2m wide and includes any 2 or more buildings that, on completion of building work, are intended to be managed as one building with a common use and a common set of ownership arrangements and includes parts of a cable car attached to or servicing a building. It does not include *artificial crop protection structures or crop support structures*.

Building platform

Means an area where a building can be established in compliance with the District Plan.

Coastal Environment

Means the land area between Mean High Water Springs (*MHWS*) and the coastal environment line as identified on the Planning Maps.

Coastal dune land vegetation

Means vegetation on sand dunes, including mixtures of indigenous and exotic species but excluding plant species identified in the Regional Pest Management Plan and National Pest Plant Accord.

Commercial operations

Means, in relation to the surface of water, business operations for tourism, entertainment, motorised recreation or the transportation of cargo or people.

Commercial activity

Means service activities offered to the public for reward, including but not limited to professional offices, commercial offices, banks, finance houses, real estate agents, travel agents but does not include motor vehicle servicing and repair.

Community activity

Means the use of land and buildings which provides social and cultural services and facilities for the general public in respect of emergency services, education, religion and leisure. Community facilities may be associated with health clinics, schools, churches, and community corrections activities.

Community corrections activity

Means the use of land and buildings for correctional administrative and non-custodial services. Services may include probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, and offices may be used for the administration of and a meeting point for community work groups.

Conservation planting

Means the planting and management of vegetation to contribute to the protection of conservation values, including for water and soil conservation purposes, recreational, aesthetic, amenity or ecological purposes.

Contaminant

Has the same meaning as Section 2(1) of the Resource Management Act 1991.

Contractor's depots

Means land and/or buildings used for administration, and/or the storage, maintenance of equipment and machinery used in relation to a contracting business and includes trades, agricultural and horticultural services.

Council

Means the Ōpōtiki District Council or any committee or person to whom the Council's powers, duties and functions have been delegated or transferred pursuant to the Resource Management Act 1991.

Crop support structure

Means an open structure on which plants are grown.

Customer carparking

Means on-site carparking provided for customers in relation to a particular activity

Demolition

In relation to heritage items listed in Appendix 14.10.1, means to damage and demolish a building or structure.

Developer

Means and includes the holder of any resource consent for any activity involving subdivision, building or land development work of any kind.

Development plan

In relation to housing development, means a plan and such written description as is necessary to indicate the location of dwellings and any other structures or activities, access for vehicles and pedestrians, location and nature of services, source of water supply and proposed landscaping.

Dwelling

Means:

- (a) a building or group of buildings, or part of a building or group of buildings, that is—
 - (i) used, or intended to be used, only or mainly for residential purposes; and
 - (ii) occupied, or intended to be occupied, exclusively as the home or residence of not more than 1 household;
but
- (b) does not include a hostel, boarding house, or other specialised accommodation.

Earthworks

Means the alteration of land contours on any site including, without limitation, deposition, disturbance of land by moving, removing, placing or replacing soil by excavating, cutting, filling or back-filling and re-compacting existing ground, but does not include domestic and reserve gardening, quarrying and normal agricultural and horticultural practices, such as ploughing, cultivation, harvesting crops, planting trees, root ripping, digging post holes, and installation of water pipes to troughs.

ADVICE NOTE: Quarrying is separately defined and does not fall within the definition of “earthworks”.

Ecosystem

Has the same meaning as Section 2(1) of the Resource Management Act 1991.

Education facility

Means land and/or buildings used to provide regular instruction or training and includes early childhood centres, schools, community education, tertiary education institutions, works skills training centres, outdoor education centres and sports training establishments and includes their ancillary administrative and support facilities, including cultural, recreational, health, communal or accommodation.

Emergency Services

Means the New Zealand Police, New Zealand Fire Service, National Rural Fire Authority, rural fire authorities, and hospital and health services.

Emergency Services Training

Means temporary activities undertaken for training purposes including the management of such activities for **emergency services**

Exploration

Means any activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of one or more minerals; and includes any drilling, dredging or excavations, where surface or sub-surface that are reasonably necessary to determine the nature and size of a mineral deposits or occurrence.

Factory built dwellings

Means new dwellings manufactured off site and transported to a site.

Farming

Means a land based activity having as its primary purpose the commercial production of any livestock or vegetative matter other than forestry. Farming includes horticulture, including growing horticultural plants or produce under cover but excludes intensive farming. It includes quarrying for rock and gravel used within the site and top dressing, spraying and associated use of airstrips and helicopter landing areas.

Food selling premises

Means premises where food is prepared and retailed for consumption on and off site, but excludes the sale of liquor.

Front yard

Means the distance specified between the road boundary and the building setback.

Functional Requirement

Means when an activity needs to be carried out at a particular location, or in a particular way, in order to be able to function safely, effectively and efficiently.

Gas Transmission Pipeline

Means any pipeline for the transmission of natural gas exceeding a gauge pressure of 2000kp.

Greenhouse

Means a totally enclosed structure where plants are grown in a controlled environment.

Ground Level

Means either the finished level of the ground after completion of earthworks authorised as part of the most recent subdivision consent or the natural level of ground if no earthworks have been undertaken. This does not include earthworks undertaken as part of the construction of a building.

Habitat

Means an environment in which a particular species or group of species lives, and comprises the physical and biotic characteristics that are relevant to the species.

Height

Means, in relation to buildings, the vertical distance between the ground level and the highest part of the building at the point of measurement except in the *Coastal Environment Overlay* and *Outstanding Natural Landscapes and Features* where height means the vertical distance between the lowest point of the building at the lowest finished ground level and the highest point of the building,

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Provided that this shall not apply to chimneys, flag poles, aerials, dish antennae 1.5 metres or less in diameter where they are fixed to the building or street lighting standards, single poles, pylons, lightning rods and omni-directional antennas not exceeding a diameter of 60mm.

Heritage resource

Heritage resource means any historic place, waahi tapu site or archaeological site as defined by the Heritage New Zealand Pouwhare Taonga Act 2014; and items, including notable trees, objects or features.

Home occupation

Means an occupation, craft, or profession, carried out in a dwelling by a resident of the dwelling concerned and not more than one other person.

Impermeable surface

Means a surface which is formed so that water cannot pass through it.

Indigenous estuarine vegetation

Means indigenous vegetation in estuaries and on their margins, where periodic inundation by brackish or saltwater is a key determinant of habitat character.

Indigenous vegetation

Means any plant species found naturally in New Zealand. This does not apply to indigenous vegetation growing up under a planted exotic forest.

Indigenous Vegetation Disturbance (Disturbance of indigenous vegetation)

Means the clearance, cutting, crushing, desiccation (herbicide treatment) or burning, removal or damage to indigenous vegetation, except:

1. For normal domestic-scale trimming and maintenance; and
2. The day-to-day maintenance of existing vehicle and walking tracks; and
3. The collection of plant material for scientific purposes; and
4. The collection of plant material by the Tangata Whenua for maintaining traditional practices of rōngoa (medicinal purposes), raranga (weaving), and mahi whakairo (carving); and
5. The removal of indigenous vegetation planted for shelter belts.

Industrial Activities

Means the production, processing, assembly, servicing, testing, repair, cleaning, painting, storage and/or warehousing of any materials, goods or products, vehicles or equipment, and also includes transportation service activities and includes tradesmen's and contractors' depots.

Intensive farming

Means raising or keeping plants or animals substantially within buildings or enclosures and includes but is not limited to poultry farming, intensive pig farming (within buildings or outdoors without ground cover being maintained), rabbit farming, mushroom farming, commercial kennels, commercial composting activities and catteries, but excludes calf rearing sheds, dairy feed pads, growing horticultural plants or produce under cover.

kV

Means one thousand volts.

Landscaping

Means the planting of trees, shrubs, and ground cover for amenity purposes and may include provision for physical features such as paving and walls.

Land Use Capability (LUC) Assessment

Means an assessment that focuses on the land's capacity for sustained productive use taking into account physical limitations, soil conservation needs and management requirements. The Land Use capability is identified on the planning maps.

Licensed premises

Means any land or buildings for which a liquor licence has been issued under the Sale and Supply of Alcohol Act 2012.

Limited access road

Has the same meaning as contained in the Government Roding Powers Act 1989.

Loading space

Means that portion of a site, including buildings, used for loading vehicles as required by this Plan and includes a loading dock.

Lot

Means an allotment as defined in Section 218 of the **Act** and includes:

1. Front lots which meet the minimum frontage standards for subdivision in the zone.

2. Rear lots which are generally located to the rear of front lots, do not meet the frontage standards in the zone, and which obtain access by way of access strip or private road.

Lot area

1. In relation to front lots, means the total site area.
2. In relation to rear lots, means the net area, exclusive of land used for access.

Mast

As part of an Amateur Radio Configuration, includes support structures.

MHWS

Means Mean High Water Springs, which is the average line of spring tide.

Maintenance and repair

In relation to historic items, means work for the purpose of weatherproofing, plumbing and electrical work restoration and for the purpose of repair (and includes works by network utilities for maintenance, minor upgrading and replacement) which includes patching, piecing in, splicing or consolidating of any original structure including the repair of materials and replacement of minor components where these are beyond repair or are missing. The replacement should be of original or similar material, and maintain a consistency in colour, texture, form and design as the original it replaces.

Maintenance, Minor upgrading and replacement

In relation to network utilities, means any work any work necessary to continue the operation and/or functioning of an existing network utility and/or structure and shall include the replacement of an existing line, pipe, structure or other facility with another of the same or similar height, size and scale within the same or similar position and for the same or similar purpose. In regard to items listed in 14.9.1 the position shall remain the same. It shall also include erosion and flood control, weed and sediment control, the maintenance of access and monitoring operations.

Māori land

Means Maori customary and freehold land as defined in Te Ture Whenua Māori Act 1993, and excludes general land owned by Māori and other land in general title.

Mārae

Means the open space in front of a meeting house located on Māori owned land, administered by Mārae Trustees and relates to the grounds within the boundaries where cultural and ceremonial occasions are centred, and shall - for the purposes of this District Plan - include buildings and structures on marae complexes where these include wharenui, wharemate, wharekai, kohanga reo, and associated ablution facilities.

Mining

Means to take, win or extract, by whatever means, a mineral existing in its natural state in land or a chemical substance from that mineral, for the purpose of obtaining the mineral or chemical substance; but does not include prospecting or exploration.

Minor upgrading

Means an increase in the power carrying capacity, efficiency, or security of electricity and telecommunication facilities, utilising the existing support structures or structures of a similar scale or character and includes:

1. the addition of telecommunications lines, circuits and/or conductors;
2. the re-conductoring of the line with higher capacity conductors;
3. the re-sagging of conductors;
4. the addition of longer more efficient insulators;
5. the addition of earthwires (which may contain telecommunication lines, earthpeaks and lightning rods);
6. the replacement or alteration of an existing telecommunication antenna.

Minor upgrading does not include:

1. an increase in the voltage of the line unless the line was originally constructed to operate at the higher voltage but has been operating at a reduced voltage.

Moturiki datum

Means sea level as established by the Department of Survey and Land Information from a tide gauge on Moturiki Island at Mount Maunganui. The point is defined as reduced level 0.00m.

Multiple dwellings

Means more than one dwelling on a site, whether attached or detached.

National Grid

Means the assets used or owned by Transpower New Zealand Limited.

National Grid Yard

Means any land located within:

- 12m either side of the centreline of a 110kV *National Grid* Transmission line on pi poles; or
- within 12m in any direction from of the visible outer edge of any *National Grid* Support Structure foundation of a 110kV National Grid transmission line

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The National Grid Yard does not apply to underground cables or any transmission line (or sections of lines) that are designated by Transpower. The measurement of setback distances from *National Grid* lines shall be taken from the centre line of the transmission line and the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span.

National Grid Subdivision Corridor

Means the area measured either side of the centreline of above ground *National Grid* transmission lines as follows:

- 16 metres for 110 kV transmission lines on pi poles

Refer to Figure 1: Diagram to explain the definitions of National Grid Yard and National Grid Corridor

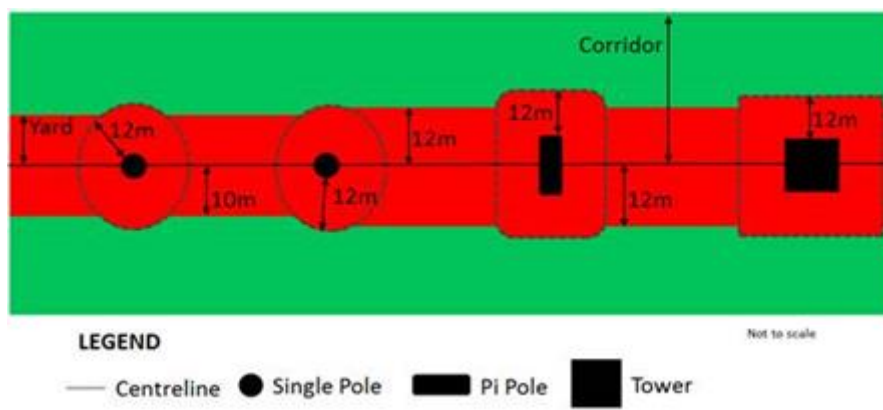


Figure 1: Diagram to explain the definitions of National Grid Yard and National Grid Subdivision Corridor

Natural character

Those attributes of the environment that give New Zealand its particular, natural and distinctive character. These qualities may be ecological, physical, spiritual, cultural, or aesthetic in nature. They include natural and modified environs.

Natural Shelter

Natural shelter under Rule 19.5.4 means a row of trees at least 9m or more in height at maturity planted at no more than 3m intervals along 90% of a boundary or length of artificially sheltered crops.

Network utility

Means any component of a network that is operated by a Network Utility Operator as defined in Section 166 of the Resource Management Act 1991.

Noise sensitive activities

Means activities which can be sensitive to the effects of noise, including habitable buildings (including dwellings, retirement villages and rest homes, and visitor accommodation), education facilities, healthcare facilities and marae.

Notional boundary

Means a line 30 metres from any part of any rural dwelling or the legal boundary where this is closer to the dwelling.

Official signs

Means all regulatory traffic and official signs approved by a road controlling authority erected on a legal road or signs required by statute.

Organised water event

Includes, but is not limited to boat races, regattas, where the event does not total more than one event more than four days in one year.

Outstanding Natural Features and Landscapes

Means those landscapes and features listed in 13.9.1 and 13.9.2 of this Plan.

Papakāinga housing

Means residential occupation of Māori land in multiple ownership.

Partial demolition

In relation to heritage items listed in Appendix 14.10.1, means to demolish a substantial part of any building or structure. Partial demolition includes facade retention which normally involves the demolition of the rear or a substantial part of a building or structure and the retention of the front or main facade and the construction of a new building behind the preserved facade. It does not include work undertaken as part of *maintenance and repair*.

Places of assembly

Means land or buildings which are used for meetings, entertainment, recreation, or similar purposes and includes churches, halls, clubrooms, theatres.

Plantation forestry

Means the activities that are undertaken for the purposes of managing planted production forestry for the production of a wide range of timber and other products, and includes planting, silviculture, construction and maintenance of access roads and landings, quarrying for rock and gravel for use on site and harvesting. It does not include processing of timber and associated products.

Pole

Means a pole, mast, lattice tower or similar structure.

Potable Water

Means drinking water that does not exceed the maximum acceptable values (other than aesthetic guideline values) specified in the drinking water standards.

Port activities

Includes:

1. Handling, storage, processing, consignment and transportation of cargo;
2. Construction, maintenance or repair of Port operational facilities;
3. Port offices and personnel facilities;
4. Navigational aids and equipment.
5. Vessel refuelling.

And also includes industrial activities that for operational purposes require location near the Port, including:

1. Commercial and recreational fishing facilities;
2. Marine storage, repair, servicing and maintenance facilities.

Post Harvest Facilities

Means packhouses, coolstores, accessory office space, seasonal worker accommodation and servicing (such as storage and catering facilities) directly associated with the post harvest operations of horticultural crops.

Practical building platform

Means an area where a building can be established in compliance with the District Plan and taking into consideration such matters as the topography of the land, effluent disposal, visual impact, protection of native forest or trees, cultural sites, and heritage sites

Professional Office

Means a building or part of a building where people are engaged in a profession, business, administrative, or health service activity.

Prospecting

Means any activity undertaken for the purpose of identifying and likely to contain exploitable mineral deposits or occurrences; and includes:

1. Geological, geochemical, and geophysical surveys
2. Aerial surveys

Where the taking of samples by hand or hand held methods, and excludes prospecting for single residential water supply.

Protection forestry

Means the planting, replanting, cultivation and management of trees for soil conservation, riparian management or river control purposes.

Protection lot

Means an allotment created to enable the legal protection of a heritage resource listed in 14.10, archaeological feature or a natural feature or landscape listed in or identified through 13.9.

Public Carparking

Means the provision of carparking available to the general public and which is the main activity on the site.

Quarrying

Means the extraction of minerals from the earth and includes that removal of overburden and the erection and maintenance of machinery and buildings and other work connected with such activities. It excludes in forest quarries for use within the site and defined as part of plantation forestry and quarrying undertaken as part of *farming*.

Regionally significant infrastructure

Means infrastructure of regional and/or national significance and includes:

1. Rotorua International, Whakatāne and Tauranga airports;
2. The regional strategic transport network as defined in the Bay of Plenty Regional Land Transport Plan or state highways as defined in the National State Highway Classification System;
3. The Bay of Plenty rail network;
4. Commercial port areas including Tauranga Harbour and its channels necessary for the operation of ports and related adjoining land and storage tanks for bulk liquids;
5. The *National Grid*, as defined by the National Policy Statement on Electricity Transmission 2008 ;
6. Facilities for the generation and/or transmission of electricity where it is supplied to the national electricity grid and/or the local distribution network.
7. Strategic telecommunications (including broadband) and radio communications facilities and networks;
8. Local authority water supply network and water treatment plants;
9. Local authority wastewater and stormwater networks, systems and wastewater treatment plants;
10. Pipelines and incidental equipment and facilities for the distribution or transmission of natural or manufactured gas or petroleum and other energy sources;
11. Regional parks; and
12. Tauranga, Rotorua and Whakatāne public hospitals.

13. Nationally and regionally significant defence facilities and activities.

Reinstatement Works

Means the repair or replacement of any rotten or defective fabric of the structure where damage has resulted from relocation, or as to comply with the provisions of the Building Act 2004. It shall include works necessary to ensure that the building is not dangerous or insanitary.

Renewable Electricity Generation

Means generation of electricity from solar, wind, hydro-electricity, geothermal, biomass, tidal, wave or ocean current energy sources.

Renewable electricity generation activities

Means the construction, operation and maintenance of structures associated with renewable electricity generation. This includes small and community-scale distributed renewable generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the National Grid and electricity storage technologies associated with renewable electricity.

Requiring authority

Has the same meaning as Section 166 of the Resource Management Act 1991.

Residential care facility

Means an activity providing residential accommodation for eight or more people who need physical, medical, or psychiatric support and who are unable to live independently.

Restaurant

Means a commercial business providing meals with or without liquor.

Retail activity

Means an activity where goods are displayed, sold or offered for sale or hire to the general public.

Reverse Sensitivity

Means the potential for the operation of an existing lawfully established activity to be compromised, constrained or curtailed by the more recent establishment of other activities which are sensitive to the adverse environmental effects being generated by the pre-existing activity.

Ridgeline

Means, in relation to the Ōhiwa Harbour Zone, ridgelines identified on the planning maps. In relation to Outstanding Natural Features and Landscapes, it means the highest point of a ridge.

Riparian management area

Means an area of direct interaction between land and water ecosystems; that land immediately bordering or adjoining any water body.

Road

Has the same meaning as Section 2 of the Resource Management Act 1991 and Section 43 of the Government Roading Powers Act 1989, and does not include a private road, private way or service lane.

Rural character

Includes the following elements:

- a) A predominance of natural features over human made features;
- b) High ratio of open space relative to the built environment;
- c) Significant areas of vegetation in pasture, crops, forestry and/or indigenous vegetation;
- d) A rural working production environment;
- e) Presence of farmed animals;
- f) Noises, smells and effects associated with the use of rural land for a wide range of agricultural, horticultural and forestry purposes;
- g) Low population densities relative to urban areas;
- h) Existence of some narrow and/or unsealed roads;
- i) General lack of urban infrastructure.

Rural contractor's depot

Means land and/or buildings used for administration, and/or the storage, maintenance of equipment and machinery used in relation to a rural contracting business which serves rural production activities.

Rural industry

Means an industry undertaken within the rural areas of the district, and where the industrial activity is directly related to rural production activities and includes facilities for processing, packing and storing primary products and rural contractors' depots.

Rural Production Activity

Means rural land use activities that rely on the productive capacity of land or have a functional need for a rural location such as agriculture, pastoral farming, dairying, poultry farming, pig farming, horticulture, forestry, quarrying and mining. Also included in this definition are processing and research facilities that directly service or support those rural land use activities.

Rural selling place

Means a building or buildings and associated driveways, access ways, carparking and manoeuvring areas used for the sale of produce or goods grown or crafted on-site or brought in from other sites where staff not resident on the site are employed and excludes a self service stall.

Seasonal worker accommodation

Means the use of land and buildings for the sole purpose of accommodating the short term labour requirement of a farming activity, rural industry or post harvest facility.

Sensitive Activities

In relation to the National Grid, include schools, residential buildings and hospitals.

Service Industry

Means an activity where a service is provided to the general public related to the repair and maintenance of trade and domestic goods, vehicles, articles and equipment, and also includes printing and publishing operations.

Service station

Means any activity where the dominant activity is the retail sales of motor vehicle fuels (including petrol, LPG, and diesel) and may also include one or more of the following:

1. Retail sales of kerosene, alcohol based fuels, lubricating oils, tyres and batteries, vehicle spare parts and other accessories normally associated with motor vehicles (including motorcycles, caravans, boats and trailers, and domestic equipment).
2. Warrants of fitness testing
3. Ancillary sale of convenience goods
4. The mechanical repair and servicing of motor vehicles.
5. And other retail sales subsidiary to the main use of the site.
6. Truck stops

Sign

Includes any advertising device, such as names, figures, characters, pictures, notices and placards on any surface including walls, vehicles, fences, including carving in wood or stone, to attract attention, and includes any background, frame, or other supporting structure, except for poles supporting signs. They include all parts, portions, units and materials composing the same, together with the frame, background, structure and support of anchorage thereof, and shall also include any of the foregoing things when displayed on parked vehicles and/or trailers. Sign writing on business vehicles is not included in the definition of signs, unless parked for the purpose of advertising. Signs required by statute are exempt from the provisions of the Plan.

Site

Means an area of land required for the establishment of an activity which meets the requirements of the Plan for that activity and which may include part or all of a lot or more than one lot.

1. *Front site* means a site having direct frontage to a road.
2. *Rear site* means a site located generally to the rear of another site and which obtains access by way of an access strip or private road.

Site coverage

Means that proportion of the site which may be covered by buildings or impermeable surfaces but does not include uncovered terraces or uncovered decks exceeding one metre at ground level.

Support Structure

Means any mast, tower, pole, or similar structure used or intended to be used for the support of lighting devices, lightning rods, signs, aerials, antenna and/or lines.

Telecommunications facility

Means antennas, aerials, masts and poles used in the conveyance of telecommunications as defined in the Telecommunications Act 2001, and their supporting structures.

Temporary activity

Means any activity associated with carnivals, fairs, galas, public meetings, filming, concerts sporting and other special events and associated temporary buildings and structures where such activities or structures do not remain on site for more than seven days in any one year.

Temporary building

A structure related to the construction or maintenance of an activity. The temporary building shall not exceed 10 metres², and will be removed from the site immediately upon completion of construction or maintenance activities.

Temporary living unit

Means a tent or caravan or other mobile vehicle expressly intended as temporary accommodation for holiday makers.

Temporary military training activity

Means a temporary military activity undertaken for defence purposes, as described in the Defence Act 1990.

Temporary sign

Means any sign not intended for permanent display which is erected on a site to announce a community event, electioneering, identifying a construction site, hazard identification and warning, or a real estate sign in relation to the sale of land or buildings on the same site. The sign shall be removed upon completion of the event, or upon the time the sale of any structure is unconditional.

Total floor area

Means the floor area of all floors of all buildings on a site related to a particular activity.

Traffic sight line

Means a line of site between two carriageways and not less than 1 metre above a line drawn between them.

Vehicle and machinery sales

Means the display for sale, lease or hire of motor vehicles, motorcycles, caravans, boats, trailers, and farm machinery.

Versatile land

Means land under the NZ Land Use Capability Classification System categorised as being in Classes 1, 2 and 3.

Visitor accommodation

Means accommodation provided for payment for overnight or short term visitors, and includes homestay, farmstay, motels, hotels, lodges and camping grounds, but excludes *seasonal workers accommodation*.

Waterbody

Has the same meaning as Section 2(1) of the Resource Management Act 1991.

Wetlands

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. For the avoidance of doubt, the term “wetland” applies to water bodies and intermittently wet areas. The term does not apply to dry land that does not support a natural ecosystem of plants and animals that are adapted to wet conditions, and that occurs within an area commonly referred to in its entirety as a wetland. For the purposes of this plan, ‘wetland’ excludes:

1. Wetted pasture and pasture with patches of rushes.

DEFINITIONS

2. Oxidation ponds.
3. Artificial water bodies used for wastewater or stormwater treatment. This includes wetlands that have been developed primarily for effluent or stormwater treatment or disposal, but are managed to appear 'natural'.
4. Artificial Farm dams and detention dams.
5. Land drainage canals and drains.
6. Artificial Reservoirs for firefighting, domestic or municipal water supply.
7. Temporary ponded rainfall over areas that would not otherwise be considered a wetland.
8. Artificial water bodies that are not in the bed of a stream, river or lake; and are not degraded natural wetlands that have been modified. This includes artificial water bodies that are managed to appear 'natural'.

The edge of a wetland (i.e. where a wetland becomes land) should be determined by a person with appropriate expertise.

Yard

Means that part of a site which is required to be kept free of buildings, not including a fence, boundary wall or retaining wall (or combination of a fence, boundary wall or retaining wall) not exceeding 1.8 metres, provided that the eaves of a building may project over any yard by not more than 0.6 metres or one quarter of the width of the yard, whichever is the greater.