

PART NINETEEN DEFINITIONS

SECTION 1.0 – DEFINITIONS TO BE USED IN RESPECT OF ALL PARTS OF THE PLAN EXCEPT PART FOURTEEN

Abatement Notice	: has the same meaning as in Section 2 of the Act.
The Act	: means the <i>Resource Management Act 1991</i> and Amendments thereto.
Accessory	: in relation to a building or activity means a building, part of a building or activity which is incidental to any other building or activity on the same site, but does not include any retailing activity.
Access Strip	: has the same meaning as in Section 2 of the Act.
Activities Sensitive To Aircraft Noise	: means conference facilities and communal lounges operated as part of a camping ground, Community Facilities, Community Housing, Comprehensive Residential Developments, Household Units, Additional household units, Subsidiary Household Units, Educational Activities, Child Care Centres, Churches, Home Care Facilities, Hospitals, Kohanga Reo, Wharenui, Marae buildings used for assembly and/or cultural activities, Medical Centres, Papakainga, Paramedical Care Facilities, Places of Assembly, Retirement homes, retirement villages and Rest Homes. and any subdivision or development designed to facilitate the use of land for one of the foregoing activities
Agroforestry	: means the vertical integration of trees with pasture grazed by livestock.
Aircraft Engine Testing	: ns aircraft engine testing for the purposes of engine maintenance and does not include normal operational aircraft engine run-ups (i.e. aircraft warming up prior to take off) or any noise generated by the taxiing or towing of aircraft to or from any engine testing location.
Aircraft Flight Path	: ns the actual path of an aircraft in flight, following takeoff from or prior to landing at the Airport for so long as that aircraft remains subject to air traffic control at the Airport.

Aircraft Operations	: means:
	<ul style="list-style-type: none"> • the landing and taking off of any aircraft; • aircraft taxiing; or • aircraft flying along any Aircraft Flight Path (as defined in Part 19 of this Plan) within the Outer Control Area, the Inner Control Area or the Air Noise Area shown on Planning Maps
Air Noise Area	: is the area that has been assessed as likely to have future aircraft noise levels greater than Ldn 65dBA and which is shown on the Planning Maps
Airport	: means Rotorua Regional Airport
Airport Operator	: means the person or body that has the necessary statutory authority for the establishment, maintenance, operation or management of the Airport and, without limiting the above, includes Rotorua Regional Airport Limited
All Weather Materials	: means a surface which provides all weather access, is compacted, does not result in loose material being transferred to the street and withstands storm conditions or extended dry periods without deterioration.
Allotment	: has the same meaning as in Section 2 of the Act.
Amenity Values	: has the same meaning as in Section 2 of the Act.
Ancillary Retail Activity	: means a retail shop that is part of a building or site used for any manufacturing activity and which is incidental to the manufacturing use of the building or site, and which has a trading floorspace not exceeding 60m ² , and which sells only goods manufactured on site.
Arts and Crafts	: means the production of goods that are produced by hand by the use of hand tools or the use of mechanical appliances where such appliances do not produce the goods in a repetitive manner according to a predetermined pattern for production run purpose. The person producing such goods must design the goods and have direct, complete and variable control over the production of every stage of the product.
Bank	: means any land or building or part thereof used for carrying on the business of a trading bank, savings bank or similar activity and the accessory functions, activities and services of each of them.
Bay of Plenty Regional Council	: means Environment BOP.
Bed	: has the same meaning as in Section 2 of the Act.

Best Practicable Option	: has the same meaning as in Section 2 of the Act.
Board of Inquiry	: has the same meaning as in Section 2 of the Act.
Buffer	: means an area that must remain unencumbered with buildings, unless otherwise provided for. Where a road widening designation applies, the buffer shall exclude the area designated.
Building	: means any building or construction or part of a building and in addition to its ordinary and usual meaning shall include the following: <ul style="list-style-type: none"> (a) any construction having a roof thereto and a height from floor to ceiling (or to the underside of the rafters where no ceiling is provided) over any portion of the floor of more than 1.7 metres; (b) any grandstand, stadium or other construction which supplies seating or standing accommodation at any racecourse, sports ground, recreation ground or similar place, whether or not such construction is enclosed or covered; (c) any retaining wall or breastwork exceeding 1.5 metres in height; (d) any fence or wall exceeding 2 metres in height; (e) any pool or tank more than 1.2 metres in height above ground level, such as a retention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub; not including the following identified in (g) of the Third Schedule of the <i>Building Act 1991</i>. Any tank or pool and any structural support thereof (excluding a swimming pool as defined in Section 2 of the <i>Fencing and Swimming Pools Act 1987</i>), including any tank or pool that is part of any other building for which a building consent is required, - <ul style="list-style-type: none"> (i) Not exceeding 25,000 litres capacity and supported directly by the ground; or (ii) Not exceeding 2,000 litres capacity and supported not more than 2 metres above the supporting ground; or (iii) Not exceeding 500 litres capacity and supported not more than 4 metres above the supporting ground (f) any vehicle, caravan or construction whether movable or immovable used as a place of residence or business or for assembly or stage purposes; (g) any verandah, bridge or other construction over a public place or any tunnel or excavation beneath the same; (h) any mast, radio or television aerial which exceeds 7 metres in height above the point of attachment or its base support;

	(i) any pole supporting lighting which exceeds 7 metres in height above original ground level;
	(j) any permanent tent or marquee or air supported canopy; exceeding 30 square metres;
	(k) any part of a deck or terrace which is more than 1 metre above ground level but does not include any fence or wall other than a retaining wall, not exceeding 1.8 metres in height from the lowest ground level adjoining;
	(l) any satellite dishes exceeding 1.0 metre in height above ground level.
Cafe	: means a shop where customers select and purchase food and drink from a display counter and may include facilities where customers can eat on the premises.
Camping Ground	: means an area of land used or designed or intended to be used for rent, hire or reward by holiday makers for the erection or location thereon of tents, caravans or other mobile living accommodation, and includes cabins.
Car Port	: See "Accessory".
Car Rental Agency	: means any land or building on which or in which motor vehicles are stored and made available for hire and where minor mechanical repairs and other minor servicing of such vehicles may be undertaken.
Carrier	: means any land or building which is primarily used for the receipt, dispatch or consolidation of goods in transit being transported by road, where the goods are not owned or processed by the owner or occupier of that land or building, and includes a transport operator's depot.
Casino	: means rooms or buildings or parts thereof used for the purpose of gambling.
Catteries	: means land and buildings used for the boarding and/or breeding of cats.
Central Business District	: means the area depicted on Attachment A of Part Nineteen 'The Central Business District (CBD)'.
Certificate of Compliance	: has the same meaning as in Section 2 of the Act.
Change	: has the same meaning as in Section 2 of the Act.
Child Care Centre	: means any premises for the care of three or more children under the age of seven years, by the day or for part of the day, whether for reward or not, but does not include any child facility referred to in the following Acts of Parliament: <ul style="list-style-type: none"> - <i>Infants Act Repeal Act 1989</i> - <i>Mental Health (Compulsory Assessment and Treatment) Act 1992</i> - <i>Education Act 1964</i> - <i>Child Support Act 1991</i>

	- <i>Hospitals Act 1957</i> or any child care facility under the control of the Minister of Education, Department of Health or Crown Health Enterprises.
Church	: means land used and occupied by a Church, chapel or other buildings for religious worship or education.
Church Hall	: see "Community Facility".
Cleanfill	: means material consisting of natural components, such as clay, soil and rock and such other materials such as concrete, brick or demolition products (excluding asphalt), which are free of combustible and organic materials, free of voids and which are not subject to biological or chemical breakdown and shall not be capable of leaching chemicals or toxins into the environment.
Clubroom	: see "Community Facility".
Cohesionless Soil	: means a non-plastic soil (sand, gravel) where the strength is derived primarily from interlocking forces between soil grains.
Cohesive Soil	: means a plastic soil (clay, silt, organic) where the strength is derived primarily from cohesion between the soil particles.
Commercial Hierarchy	: means the spectrum of commercial centres of different levels within the Urban Area, ranging from Central Business District to suburban shopping centres and individual dairies.
Commercial Vehicle	: means: <ul style="list-style-type: none"> (i) Two axle heavy trucks without a trailer, over 3.5 tonnes gross laden weight; and (ii) Rigid trucks with or without trailers or articulated vehicle with three or four axles in total.
Community Facility	: means land or buildings which are used in whole or in part for the assembly of persons for such purposes as deliberation, or social entertainment or similar purposes and includes such buildings used for clubrooms, arts, museum and cultural community premises, cinemas, theatres, conference rooms, church halls, marae and meeting rooms, but does not include a chartered club or building designed specifically for indoor recreation.
Community Housing	: means a place of residence for persons with mental or other health problems or victims of rape, violence, and domestic or similar problems, and includes home care facilities.
Comprehensive Development Plan	: means a Plan prepared by the applicant, as part of an application for consent showing the details of the proposed development.
Comprehensive Residential Development exclusive of the Wharenui Road Area	: means a residential development including more than five household units.

Comprehensive Residential Development for the Wharenui Road Area	: A residential development comprehensively designed in accordance with R7.3.3.10 within a parent lot of at least 3000m ² in size. The parent lot may be subdivided by way of fee simple title, strata title or leasehold title to any lot size provided the intensity of development of the parent lot complies with R16.4.1.2.
Comprehensive Residential Development Plan	: means a plan of a Comprehensive Residential Development that specifies: <ul style="list-style-type: none"> (a) the subdivision of the land including dimensions and areas; (b) building envelopes within which all buildings will be erected and an indication of the location of the lounge, service rooms and garage (or garages) within each specific envelope; (c) the provision and layout of living and service courts, vehicle access and turning areas, off-street parking and landscaping amenities such as fences, clotheslines, paths and planting; (d) the provision and development of public recreation reserves to serve the specific neighbourhood; (e) the provision and design of engineering aspects such as: <ul style="list-style-type: none"> (i) road reserves including dimensions and cross-sectional details; (ii) carriageways including information regarding surfacing materials; (iii) vehicle access points; (iv) on-street carparking; (v) pedestrian access; (vi) easements; and (viii) any services which are not in accordance with Council's subdivisional engineering standards.
Comprehensive Retail Development	: means a retail development not aligned to a public footpath, comprising more than two individual retail premises and designed to facilitate convenient and common usage of the component premises by the general public, but does not include a mall or arcade or other retail grouping in the Commercial A Zone.
Concept Plan	: means the plan of a proposed subdivision of land into more than 50 lots or a subdivision which, in the opinion of Council, will have special or unusual features.
Conditions	: has the same meaning as in Section 2 of the Act.
Consent Authority	: has the same meaning as in Section 2 of the Act.

Consent Notice	: has the same meaning as in Section 2 of the Act.
Contaminant	: has the same meaning as in Section 2 of the Act.
Controlled Activity	: has the same meaning as Section 2 of the Act.
Corner Site	: see under "Site Area".
Council	: means the Rotorua District Council or any committee, sub-committee or person to whom the Council's powers, duties or discretion have been lawfully delegated pursuant to the provisions of the Act.
Coverage	: means that portion of a site which is covered by all buildings.
Cross Lease	: has the same meaning as in Section 2 of the Act.
Dairy	: means a shop selling food and beverages and deriving a substantial part of its trade from the retail sale of milk, bread and other day to day convenience merchandise requirements of the local community with a maximum trading floor space of 100m ² , and includes lunchbars and takeaways.
Day/Night Noise Level or Ldn	: is the time average sound level, in decibels, over a 24 hour period obtained after the addition of 10 decibels to sound levels in the night (from midnight to 7.00 am and from 10 pm to midnight)
Designation	: has the same meaning as in Section 166 of the Act.
Development	: means development or redevelopment (other than subdivision) by: <ul style="list-style-type: none"> (a) constructing, erecting, or altering any one or more buildings or other works for the purpose of providing 3 or more new or 2 or more additional household units; or (b) constructing or carrying out works for the purpose of providing a relocatable home park; or (c) constructing, erecting, or altering any one or more buildings, fixed plant and machinery, or other works intended to be used solely or principally for administrative, commercial, or industrial purposes, or any combination of those purposes where the value of the construction, erection, or alteration is \$250,000 or more. <p>For the purposes of this section, the construction, erection, or alteration of any buildings, fixed plant and machinery, or other works shall include:</p> <ul style="list-style-type: none"> (a) the fencing, draining, excavation, filling, or reclamation of land, or the making of retaining walls or other works relating to that fencing, draining, excavation, filling, or reclamation; (b) the grading or levelling of land or the removal of rocks, stone, sand, or soil from land; the removal or destruction

of vegetation; and

	<p>(c) the arresting or elimination of erosion or flooding; relating to any such construction, erection, or alteration; but shall not include the construction or alteration of any pipeline or associated pumping works on land that is not otherwise subject to the development.</p> <p>Where it is proposed to construct, erect or alter one or more buildings, and plant and machinery, or other works in stages and the total proposed construction, erection, or alteration would, if carried out otherwise than in stages, constitute a development as defined in the foregoing provisions of this definition, the total construction, erection, or alteration shall constitute one development for the purposes of this Plan.</p>
Development Plan	: means such plans and reports showing information that is necessary to identify the effects of the development on the environment and to enable the assessment for Financial Contributions under the <i>Resource Management Act 1991</i> and as identified by the Rotorua District Plan.
Discharge	: has the same meaning as in Section 2 of the Act.
Discretionary Activity	: has the same meaning as in Section 2 of the Act.
Disposal of Hazardous Substances	: has the same meaning as in Section 2 of the Act.
District	: means the District of Rotorua.
District Plan	: has the same meaning as in Section 2 of the Act.
District Rule	: has the same meaning as in Section 2 of the Act.
Drainage	: means sanitary drainage and/or stormwater drainage and includes open drains and sewerage treatment plans and "drain" has a corresponding meaning.
Driveway	: means the part of the site that is used by vehicular traffic to reach a parking area but does not include a right of way.
Dwellinghouse	: has the same meaning as in Section 2 of the Act.
Dwelling Unit	: means household unit.
Earthworks	: means earthmoving operations carried out by any means for development purposes and includes: <ul style="list-style-type: none"> (a) the removal of vegetation; (b) the disturbance of land surfaces by moving, removing, placing or replacing soil, or by excavation or cutting or filling operations; (c) contouring (d) road, driveway and access construction.

Educational Activity	:	includes learning activities such as pre-school, primary, secondary and tertiary institutions and institutions delivering educational services for special groups such as unemployed people, youth, elderly or groups with special educational needs.
Effect	:	has the same meaning as in Section 3 of the Act.
Enclosed Floor Area	:	means the area of a building enclosed by outer walls, including storage and processing areas, but excluding vehicular loading areas.
Enclosure of Livestock	:	activities involving the enclosure of livestock, animals and poultry including kennels, catteries, intensive pig farming, and sale yards.
Engineer	:	means the Rotorua District Council Engineer or any other officer or other person appointed by the Council to control engineering work of the Council.
Environment	:	has the same meaning as in Section 2 of the Act.
Environment BOP	:	means the Bay of Plenty Regional Council.
Esplanade Reserve	:	has the same meaning as in Section 2 of the Act.
Esplanade Strip	:	has the same meaning as in Section 2 of the Act.
Exploration	:	means any activity undertaken for the purpose of identifying mineral deposits or geothermal resources or occurrences and evaluating the feasibility of extracting these particular deposits, resources or occurrences and includes any drilling, dredging or excavation (whether surface or sub-surface) that is reasonably necessary to determine the nature and size and characteristics of the deposit, resource or occurrence.
Extractive Industry	:	means any prospecting, quarrying, or mining industry for which a licence is not required under the <i>Crown Minerals Act 1991</i> or which is not otherwise subject to the <i>Crown Minerals Act 1991</i> .
Farming	:	means the productive utilisation of the land and includes pastoral or animal farming, horticulture, animal husbandry, bee keeping, market gardening, the growing of nuts, fruit and grain, but excludes forestry of any kind.
Farmstay	:	refer to "Homestay Tourism Activities".
Firearm Sports	:	means recreational activities which involve the discharging of firearms, such as hunting, and pistol and rifle shooting.
Flats	:	see "Household Units".

Flight Path	: in relation to helicopters, means that clear path selected for flight extending upward and outward from the edge of the landing and the take off area, and the alighting area of the pick up area.
Fly Tipping	: means the dumping of rubbish on road sides or on reserves.
Footpath	: means so much of any road as is laid out or constructed by authority of the Council primarily for pedestrians and may include the edging, kerbing and channelling thereof.
Forestry	: means the management of forests, including production of timber, soil conservation, regulation of water, recreation, landscaping and management for cultural or scientific purposes.
Forest Processing	: means the processing of logs into other products.
Frontage	: means that boundary of a site which abuts a road or private road or which is provided by an easement of right of way over other land.
Front Site	: see under "Site Area".
Front Yard	: see under "Yard".
Funeral Parlour	: means premises used as a mortuary; a viewing room associated with a funeral business; a workshop, service area and/or garage associated with a funeral business; a facility for the purposes of directing or conducting funerals.
Garage	: see "Accessory".
Garden Centre	: means any land and/or buildings used principally for the storage, display, and sale of shrubs, plants, seedlings, and associated home garden supplies.
Geothermal Surface Feature	: means any landform, heated or chemically altered waters, rocks and soils created by a geothermal system. A "geothermal system" is a connected region of the earth where the rock has been raised to elevated temperatures by natural processes. Features may be cold and inactive, extinct or dormant, or actively altering or depositing rocks, minerals soils and waters at or near to the ground surface. Features are created by hot water or steam and/or gases given off from an underlying geothermal system or tectonic fault zone. Features include structures formed by deposition from geothermal water, phenomena and manifestations caused by the release of geothermal water, steam and gases from geothermal fields and any resulting earthforms, any geothermally activated geysers, fumaroles, sinter cones, tomos, mud pools, hot and cold water pools, springs, steam and gas vents, pressure domes, fissures and also includes inactive structures formed by extinct or geothermal activity.

Geothermal Utilisation	:	means the taking of natural hot water and steam by drilling or other operations and the extraction of underground heat from drilled wells or natural thermal springs or fumaroles, together with the disposal of all effluents from the above operations.
Ground	:	is a general term used to describe the material in the vicinity of the surface of the earth whether soil or rock.
Ground Floor Level	:	means that part of the building the floor level of which is at a similar level to the level of the site on which it is located.
Habitable Room	:	is a space used for activities normally associated with domestic living, including a bedroom, but excludes any conservatory, bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes-drying room, or other space of a specialised nature occupied neither frequently nor for an extended period.
Height	:	<p>means the vertical distance between the highest point on the building at any point and the Natural Ground Level (See Definition) at that point.</p> <p>For the purpose of this definition a building shall be deemed to exclude chimneys, ornamental towers, turrets, lift towers, machinery rooms, water towers, aerials and rural accessory structures such as silos and windmills, provided that such structures:</p> <ul style="list-style-type: none"> (a) do not exceed a height of 6 metres above the maximum height normally permitted by the performance standards requirements in the relevant zone provided that this clause is read subject to the provisions of the <i>Resource Management Act 1991</i>; b) do not exceed a floor area equal to 10% of the area of the roof to the storey immediately below; and (c) does not increase the area of shadow on any affected footpath by more than 10%.
Helicopter Landing Area	:	is a defined area of land either at ground level or elevated on a structure used or intended to be used for the take-off and landing of helicopters and includes land used or intended to be used for the movement and servicing of helicopters and also includes land used or intended to be used for the reception of passengers.
Heavy Vehicle	:	means a motor vehicle the gross laden weight of which exceeds 3,400kg.
Historic Place	:	<p>means:</p> <ul style="list-style-type: none"> (a) (i) any land (including an archaeological site) or; <ul style="list-style-type: none"> (ii) any building or structure (including part of a building or structure); (iii) any combination of land and a building or structure that forms part of the historical and cultural heritage of New Zealand; and (b) includes anything that is in or fixed to such land.

Home Based Business Enterprise	: means any home arts and crafts, professional, trade or consultancy businesses, other than Prohibited Activities, and which are carried out as incidental to the use of the site. No more than one person living away from the premises can be employed and no sale of goods may take place from the site.
Home Care Facility	: means the provision of residential services in a private dwellinghouse for no more than five persons who are not related to the home owner but who by virtue of their age or infirmity are in need of limited care and supervision.
Homestay Tourism Activities	: means providing accommodation and meals within a family-type atmosphere in a household unit where the total number of persons accommodated at any one time shall not exceed ten, including those persons permanently resident in that household unit.
Hospital	: means: <ul style="list-style-type: none"> (a) any hospital or other institution for the reception and treatment of persons requiring medical treatment or suffering from any disease; or (b) any maternity hospital; or (c) any private hospital; or (d) any convalescent home; or (e) any hospice and includes all clinics, dispensaries, outpatient departments, services, offices and undertakings maintained in connection with, or incidental to, the primary healthcare activity.
Hotel	: means a building used for the accommodation of travellers and may be subject to a licence under the <i>Sale of Liquor Act 1989</i> .
Household Unit	: means a self-contained home or residence of a single household which contains a single kitchen facility, with a minimum floor area of 40m ² .
Indigenous Tree	: means an indigenous woody plant which ultimately forms part of the canopy or tallest stratum of a naturally occurring forest in that part of New Zealand. See also “(Remnant) Indigenous Tree.”
Indigenous Vegetation	: means a plant community (including geothermal) in which indigenous species naturally occurring in that part of New Zealand are important in terms of site coverage, structure and/or species diversity. This includes regenerating secondary vegetation which has the reasonable potential to become vegetation of the kind that originally gave that part of New Zealand its distinctive character except where the regenerating secondary vegetation is within an area covered by plantation forestry.

Indoor Recreation	:	means a building designed and used for recreation.
Industrial or Trade Premises	:	has the same meaning as in Section 2 of the Act.
Industrial or Trade Process	:	has the same meaning as in Section 2 of the Act.
Inner Control Area	:	the area that has been assessed as likely to have future aircraft noise levels between Ldn 60dBA and Ldn 65dBA and which is shown on the Planning Maps
Intensive Pig Farming	:	means the keeping of pigs mainly within buildings or outdoors without ground cover being maintained.
Intrinsic Values	:	has the same meaning as in section 2 of the Act.
Iwi Authority	:	has the same meaning as in Section 2 of the Act.
Kaitiakitanga	:	has the same meaning as in Section 2 of the Act.
Kaumatua housing	:	means residential accommodation for elders.
Kennels	:	means land and buildings used for the boarding and/or breeding of dogs.
Kohanga Reo	:	means Maori language nest.
Lake	:	has the same meaning as in Section 2 of the Act.
Lake Catchment	:	is an area from which rainfall drains into a specific lake.
Land	:	has the same meaning as in Section 2 of the Act.
Land Drainage System	:	refers to the flow of surface and ground water but concentrates mainly on peak surface discharges and their regulation under urban conditions.
Land Resource Inventory (LRI)	:	means the classification system of land into classes and units established by the former National Water and Soil Conservation Organisation.
Landscaping	:	means the planting and development of a site or part of a site, for the purpose of protecting the character and enhancing the amenities of the site and adjacent areas. It includes the planting of trees, shrubs and grass, earthworks, ground formation and related drainage and the establishment of elements such as walls, fences, screens and amenity features.
Lease Area	:	means any part of a site which will, through a properly regulated survey, be established as a restrictive covenant area or common area on a cross-lease plan; or be established as a unit or common area on a proposed unit development plan; or be established as an area subject to the grant of a Company Lease.
Licensed Premises	:	means any land or building for which a licence has been issued or has been authorised in terms of the <i>Sale of Liquor Act 1989</i> .

Light Vehicle	: means cars and station wagons, vans, and utilities.
Limited Access Road	: means any road declared as such under Section 153 of the <i>Public Works Act 1981</i> , Section 4 of the <i>Public Works Amendment Act 1963</i> , Section 88 of the <i>Transit New Zealand Act 1989</i> , or Section 346 of the <i>Local Government Amendment Act 1978</i> and which for the purposes of subdivision, is deemed not to be a road providing legal frontage.
Line	: means a wire or wires or a conductor of any other kind (including a fibre optic cable) used or intended to be used for telecommunication; and includes any pole, insulator, casing, minor fixture, tunnel, or other equipment or material used or intended to be used for supporting, enclosing, surrounding, or protecting any such wire or conductor; and also includes any part of a line.
Loose Soil	: means cohesionless soil (having a Standard Penetration resistance of less than 10 blows per 300mm). Also refers to uncompacted or poorly compacted fill.
Lot	: see "Allotment".
Lux	Lux is the unit of illuminance. Illuminance means the luminous flux falling onto a unit area of a surface (NZS 6703:1983 Code of Practice for Interior Lighting Design). The lux unit equals "one lumen per metre squared", where the lumen is the unit of luminous flux. In practical terms the lumen is the number of 'rays of light' falling in an area of one square metre.
Marae	: customarily means the open space in front of a meeting house upon which various ceremonial occasions are centred, but for the purpose of this District Plan a Marae also consists of a Maori meeting house and/or a hall together with the surrounding area of open ground. It includes such buildings normally used in conjunction with the meeting house or hall, the whole being located on a defined parcel or parcels of land and administered by legally appointed trustees of a trust body for the common use or benefit of a defined group of Maori people.
Medical Centre	: means professional or consulting rooms for registered medical, dental, optical and other associated practitioners in a group practice or means the premises of a single practitioner with or without paramedical facilities. (See also "Paramedical Care Facilities).

Medium Density Housing	: Means residential development with a gross density at between 20 and 40 dwellings/ha and a net site area per lot of not less than 250m ² within a parent lot of at least 3, 000m ² in size. Medium Density Housing may include terrace housing, apartments, and higher density housing types comprehensively designed in accordance with the Controlled Activity standards and conditions in R7.3.3.10 and Appendix G3 .
Meteorological Activities	: means the establishment and operation of facilities and installations or equipment to measure, collect and distribute meteorological information and includes telecommunication, radio and satellite links.
Mineral	: has the same meaning as in Section 2 of the Act.
Mining	: means an activity which involves underground or open excavations including bulk sampling for extracting an ore body containing metals such as gold, silver, copper, coal, sulphur etc. This activity includes extraction of an ore body which requires processing and produces large volumes of waste material in proportion to the metal produced, but does not include the processing activity, and includes the winning of material which has little direct application for use in its natural state in the District.
Minister	: means the Minister for the Environment.
Motel	: means a building comprising self-contained units for the accommodation of visitors.
Motor Camp	: see "Camping Ground".
Motorised Water-based Recreation Activities	: means motorised vehicles used for recreational or commercial purposes which sit in, on or above the water and includes recreational fishing.
Motor Vehicle Repair Garage	: means any site where any one or more of the following activities may occur: (a) the mechanical repair and servicing of motor vehicles (including motor cycles, caravans, boat motors, trailers) and domestic gardening equipment, (b) the testing of motor vehicles for Warrant of Fitness or its equivalent. (c) the sale of motor vehicle fuels, kerosene, alcohol based fuels, lubrication oils, tyres, batteries, vehicle spare parts.

	In addition in Industrial Zones the activity may also include - (d) the reconditioning of motor vehicle engines, (e) panelbeating, body repairs and the trimming or spray painting of motor vehicles, (f) upholstering and steam cleaning of motor vehicles, (g) the wrecking of motor vehicles, and (h) towing services.
Motor Sports	: means land or buildings used for competitive recreation directly involving motor vehicles.
Multi Purpose Resort	: means a resort that in addition to accommodation includes restaurants, bars, health and leisure activities including a range of indoor and outdoor recreational activities intended to be used for guests and the general public.
National Policy Statements	: has the same meaning as in Section 2 of the Act.
Natural and Physical Resources	: has the same meaning as in Section 2 of the Act.
Natural Ground Level	: in relation to any allotment means the finished ground level when all the engineering and development works associated with the subdivision creating the allotment have been completed to Council's satisfaction.
Natural Hazard	: has the same meaning as in Section 2 of the Act.
Network Utility Operator and Network Utility Operation	: have the same meaning as in Section 166 of the Act.
Net Floor Area	: means the superficial floor area of the actual room, rooms or spaces used for the particular occupancy referred to.
Net-site Area	: means the total site area less the area of any common area, right of way or access leg used for vehicle or pedestrian access.
Non-Complying Activity	: has the same meaning as in Section 2 of the Act.
Office Activity	: means in addition to the ordinary and customary meaning includes activities carried out in laboratories, computer bureaux, data processing facilities, finance houses, insurance agencies and dental or medical clinics.
Outdoor Pig Farming	: means the keeping of pigs where all stock are in paddocks with ground cover maintained.
Outdoor Recreation Activities	: means recreation activities carried out in the open air, and where any buildings associated with these activities are accessory to such activities.
Outer Control Area	: is the area that has been assessed as likely to have future aircraft noise levels between Ldn 55dBA and Ldn 60dBA and which is shown on the Planning Maps

Owner	: in relation to any land or interest therein, includes an owner thereof, whether beneficially or as trustee, and his agent or attorney and a mortgagee acting in exercise of power of sale; and also includes the Crown, the Public Trustee and any person, local authority, board or other body or authority however designated, constituted or appointed, having power to dispose of the land or interest therein by way of sale and may include the owner's representative.
Papakainga	: means residential accommodation on land owned by Maori.
Paramedical Care Facilities	: means facilities for care and welfare of people and includes physiotherapists, chiropractors and acupuncturists and osteopaths.
Parking	: in relation to a vehicle includes the stopping or standing of a vehicle in the same place approximately, whether the driver is with it or not, whether the engine is running or not, and whether the vehicle is capable of moving under its own power or not. A vehicle shall not be deemed to be parked on a street if the period of standing is not more than five minutes or if being more than five minutes is caused by circumstances beyond the control of the licensed driver present in charge of the vehicle. "Park", in relation to a vehicle, has a corresponding meaning.
Passive Recreation	: means any recreation that does not involve the use of vehicles (including bicycles) and motorised equipment and excludes any organised sport.
Performance Standards	: means limits for external effects of activities as specified by the District Plan.
Permitted Activity	: has the same meaning as in Section 2 of the Act.
Pig Farming	: means the keeping of more than two adult pigs and their progeny up to weaner stage except that two progeny may be kept up to baconer stage.
Place of Assembly	: means land or buildings which are used in whole or in part for the assembly of persons for such purposes as deliberation, or social entertainment or similar purposes and includes such buildings used for clubrooms, arts, and cultural community premises, cinemas, theatres, conference rooms, church halls, marae, and meeting rooms, but does not include a chartered club or building designed specifically for indoor recreation.
Plantation Forestry	: means the management of stands of trees (either naturally regenerating introduced species or planted species) that are managed for the production of wood for commercial use.
Post Construction Settlement	: means the settlement of the ground surface which takes place after completion of the construction of the earthworks.

Potential Lots	:	means the maximum number of lots for a property determined by dividing the property area by the minimum lot size permitted in the relevant zone.
Poultry Keeping	:	includes the keeping of fowls, ducks, geese and turkeys and means the keeping of up to 25 such animals in rural zones and up to 12 of such animals in urban zones but excludes the keeping of roosters and cockerels in urban zones.
Poultry Farming	:	means the commercial farming of poultry for egg or meat production and means the keeping of poultry in numbers exceeding those defined as "poultry keeping".
Primary Design Flow	:	is the estimated stormwater runoff selected to provide a reasonable degree of protection to the surrounding land. In most cases this flow will be piped or contained within relatively narrow confines under public control and be protected by a reserve or easement.
Private Hospital	:	means a building licensed as a private hospital under the <i>Hospitals Act 1957</i> or as a home under the <i>Old Peoples Homes Regulations 1980</i> .
Private Road	:	has the same meaning as in Section 2 of the Act.
Private Way	:	has the same meaning as in Section 2 of the Act.
Prohibited Activity	:	has the same meaning as in Section 2 of the Act.
Proposed Service Lane	:	means land identified in the Plan as a requirement for a service lane that has not yet been vested in the ownership of Council and used as a service lane.
Prospecting	:	means any activity undertaken for the purpose of identifying land likely to contain exploitable mineral deposits or geothermal resources or occurrences.
Public Jetty	:	means any jetty owned by or under the control of the Council but does not include any structure in respect of which a current foreshore licence is issued under the name of any other person.
Pulp Mills	:	means a manufacturing operation which converts wood chips to wood pulp.
Quarrying	:	means an activity involved in winning bulk materials such as lime, road metal, granite, sand etc., occurring naturally in the area. Quarrying also includes extraction of material which requires little processing and produces small volumes of waste material in proportion to the volume of usable material produced, and includes the winning of materials such as stone, granite, sand gravel, road metal and other construction materials for direct application or use in their natural state (whether or not blended with other binding agents or re-shaped or re-cut prior to use).

Rear Site:	see under "Site Area".
Rear Yard	: see under "Yard".
Refuse	: includes rubbish, ashes, dust, debris, paper garbage, cardboard, rubble, ballast, stones, scrap material, glass, china, bones, waste food, cans, containers, clothing, metal, organic garden material or any other waste or discarded material whatsoever, but does not include cleanfill.
Regional Policy Statements and Regional Plans	: have the same meaning as in Section 2 of the Act.
Regulations	: has the same meaning as in Section 2 of the Act.
(Remnant) Indigenous Tree	: means an indigenous tree which is naturally occurring in situ.
Requiring Authority	: has the same meaning as in Section 166 of the Act.
Resource Consent	: has the same meaning as in Section 2 of the Act.
Restaurant	: means premises for the sale of prepared food and incidental sale of liquor and drinks, for the consumption on the premises but may in addition include the sale of takeaway food from the premises or an associated drive-through facility.
Rest Home	: see "Private Hospital".
Restricted Discretionary Activity	: has the same meaning as in Section 2 of the Act.
Retail Shop	: means any building or part of a building in which goods are sold, exposed for sale, leased or auctioned to the general public and includes floor space devoted to reception, preparation and storage of goods and staff and administration areas associated with such selling, and includes TAB's, postal and real estate agencies, travel and tourist offices, hairdressers, beauty salons, photographers, dry cleaning and laundry depots and other personal or goods-repair services, and prepared foods. A retail shop also includes the business of any wholesaler who by means of signs or any other form of advertising solicits business from the general public, unless that business qualifies as ancillary retail or deals in goods that are not significantly used by the general public. A retail shop also includes a supermarket unless the latter is separately provided for or excluded in any rule. Retail shops do not include restaurants, cafes and lunch bars and any building or part of a building where sale of motor vehicles, motor vehicle spare parts and accessories, heavy industrial machinery, firewood and solid fuels materials

	associated with the building trade, farm supplies and farm equipment, demolition goods, carpets and floor coverings is carried out.
Reticulated Services	: those utilities such as sewerage and water which are provided communally, unlike stand-alone systems such as septic tanks.
River	: has the same meaning as in Section 2 of the Act.
Road	: has the same meaning as in Section 2 of the Act and includes roads within the meaning of Section 43 of the <i>Transit New Zealand Act 1989</i> .
Road Signs	: means all regulatory, traffic and official signs approved by either a road controlling authority or under any legislation, which are erected on a legal road or motorway.
Rural Contractor's Depot	: means the land and/or buildings used for the purposes of storing or maintaining agricultural machinery, vehicles, implements, and includes a haulage contractor's depot.
Sanitary Drainage	: means drainage primarily for the reception and discharge of pollutants.
Scheme Plan	: means a scheme plan of a proposed subdivision in terms of Section 218 of the <i>Resource Management Act 1991</i> .
Secondary Flow Path	: refers to the path taken by stormwater runoff in excess of the primary design flow and should be capable of producing a reasonable degree of protection to the surrounding buildings.
Section	: see "Allotment".
Service Lane	: means land vested in the ownership of Council in accordance with the Rules of the Plan, the dominant function of this land being to provide access for loading and unloading of goods and services in Industrial, Commercial and Resort Zones.
Service Station	: means an activity comprising the sale of motor vehicle fuels (including petrol, LPG, CNG and diesel) and may also include any one or more of the following - <ul style="list-style-type: none"> (a) the sale of kerosene, alcohol based fuels, lubrication oils, tyres, batteries, vehicle spare parts and other accessories normally associated with motoring; (b) retail premises where the gross floor area devoted to the display, sale or hire of retail goods (other than motor vehicle parts, accessories or goods associated with motoring). shall not exceed 150 square metres unless otherwise permitted in the zone; (c) car wash facilities.
Side Yard	: see under "Yard".

Site	: means any parcel of land which has, through a properly regulated survey, been established as a separate legal identity, but does not include any such parcel of land which has been so established by survey undertaken pursuant to the Unit Titles Act 1972 or for the purposes of the issue of a Company or Cross Lease.
	(a) Corner Site means a site having one frontage of not less than the minimum prescribed by this Plan for the particular zone in which the site is situated to each of two or more roads or private roads, if the frontages are contiguous and the included angle measured within the site between two such minimum frontages is not greater than 135 degrees.
	(b) Front Site means a site having one frontage of not less than the minimum prescribed by this Plan for the particular zone in which the site is situated to a road or private road.
	(c) Rear Site means a site which is situated generally to the rear of another site and which does not have the frontage required for a front site for that use in the zone, but with an access strip to the road or private road of not less than the minimum width for the zone.
Site Area	: means the total area of any site.
Site Coverage	: see "Coverage".
Soil	: means the heterogeneous aggregation of particles comprising either peat, clays, silts, sands, gravels, crushed and re-oriented rock fragments, or a mixture of any of the above. The term excludes rock that is intact rock masses whether highly jointed or not.
Soil Engineer	: means a person who is currently entitled to practice as a Registered Engineer and has experience in soils engineering acceptable to the Council; or such other person as the Council may specifically approve as being competent.
Soft Soil	: means cohesive soil having a low shear strength (less than 25 KPa).
Special Tourist Shop	: means a retail shop selling any products provided that they: (i) are located within a hotel or tavern; (ii) are ancillary to the principle use of the building; and (iii) do not front onto an adjoining street (ie. they are designed primarily to serve the hotel or tavern guests).

Stable Ground	: means ground existing in a state which can be shown by a Soils Engineer is unlikely to settle, slip, erode or otherwise move to the detriment of superimposed buildings, services, roads or property generally.
Stormwater Drainage	: means a drain primarily for the reception and discharge of stormwater.
Stormwater Management Reserve	: means an area that has been specifically identified as necessary for conveyance, detention and/or treatment of stormwater and is likely to be subject to intermittent surface flooding.
Strategic Sight Lines	: means those scenic views as seen from lookouts, roads or other vantage points within the District.
Street	: see "Road".
Structure	: means any building, equipment, device, or other facility made by people and which is fixed to land and includes any raft and in relation to recreation purposes includes boardwalks and viewing platforms.
Subdividing Owner	: means the owner of the land to be subdivided, until allotments are sold.
Subsidiary Household Unit	: means a household unit, attached or detached, having a total floor area of all floors not exceeding 72 m ² excluding garaging and designed to harmonise with the existing dwellinghouse.
Supermarket	: means a retail shop primarily selling a wide range of fresh produce, meat and other foodstuffs and a wide range of packaged food and non-food grocery items as one enterprise in premises not smaller than 600m ² of trading floorspace.
Survey Plan	: has the same meaning as in Section 2 of the Act.
Sustainable Management	: has the same meaning as in Section 5 of the Act.
Takeaway Foods	: means premises for the sale of food for consumption off the premises and includes cooked takeaway foods such as fish and chips, chicken, pizza, and similar foods generally consumed off the premises.
Tangata Whenua	: has the same meaning as in Section 2 of the Act.
Taonga	: a term of very deep and spiritual meaning. Taonga can be the treasures as the sacred possessions of the tangata whenua, eg. language.
Tavern	: means a building or buildings principally for the provision of liquor for which an On Licence has been issued or can be authorised under the <i>Sale of Liquor Act 1989</i> , and may also include a restaurant and/or the holding of an Off Licence under the said Act, in addition to, but not in substitution for, the aforementioned On Licence.

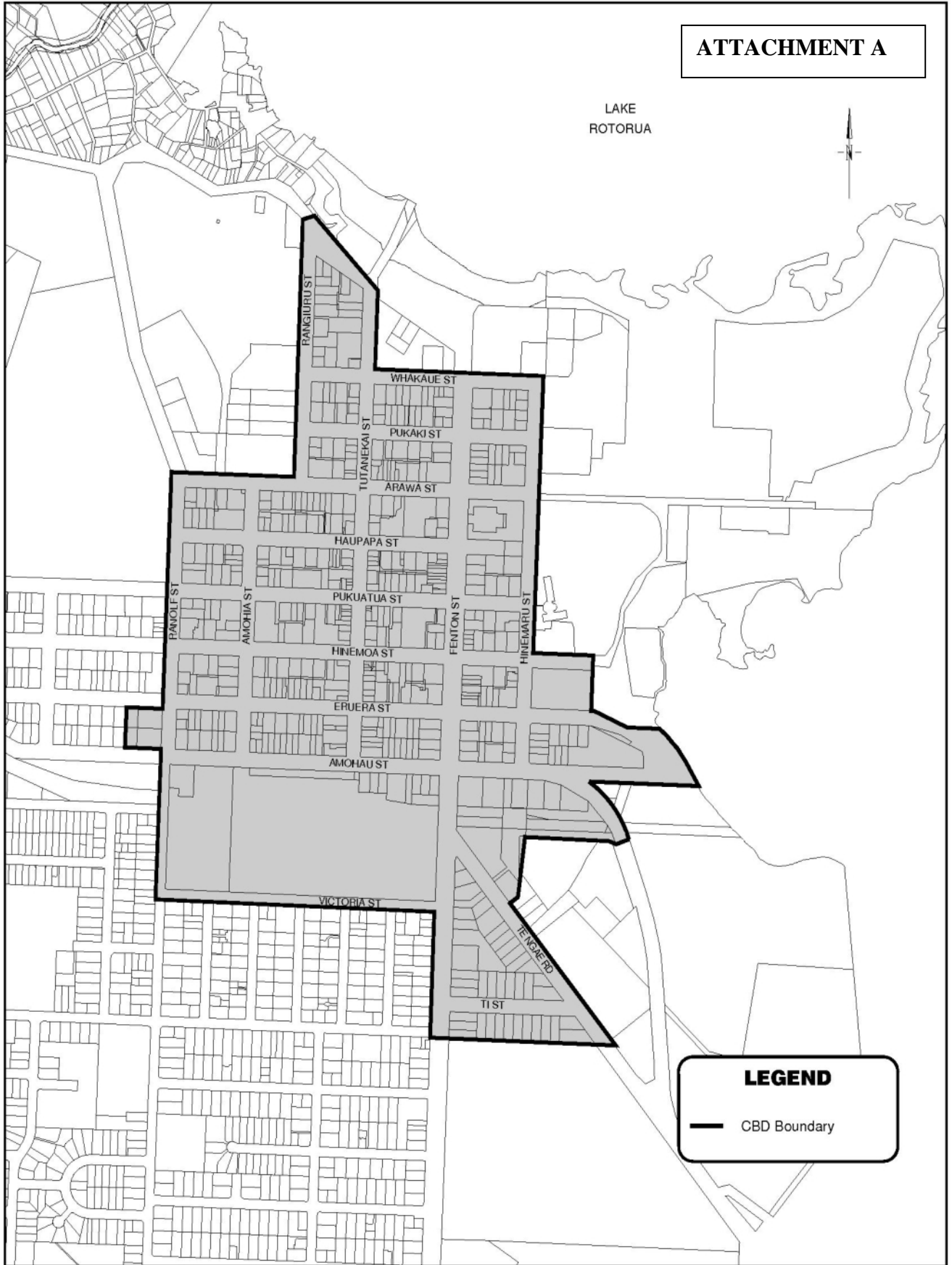
Telecommunication Services	: means free standing telecommunication installations, including towers, masts, antennae, microwave dishes, telephone exchanges, repeater stations, equipment shelters, cabinets, telephone boxes and accessory facilities.
Temporary Military Training Activity	: means an activity undertaken for Defence Purposes. Defence Purposes are those in accordance with the <i>Defence Act 1990</i> .
Topographical Severance	: means a natural feature such as a river, steep ridge or gully, which physically separates part of a property from a residual part, such that the integrated management and full utilisation of activities across both parts is severely restricted.
Tourist Accommodation	: means buildings for the use of temporary or semi-permanent accommodation of paying guests, and includes motels, hotels, boarding houses, private hotels, camping grounds, tourist house licensed premises, guest houses, backpacker lodges, youth hostels and similar accommodation, and includes accessory facilities such as visitor, service and recreation facilities, conference facilities and restaurants for the use of guests using the accommodation facilities for overnight accommodation.
Total Floor Area	: means the floor area of all floors in all buildings on the site.
Tourist House Licensed Premises	: see definition in <i>Sale of Liquor Act 1989</i> .
Tourist Shop	: means a shop selling souvenirs, pottery products, arts and crafts, animal skin or leather products.
Towing Service	: means land and/or building(s) used for the storage of impounded or disabled vehicles and associated activities and includes the garaging of tow trucks.
Trade Waste	: is defined as any wastewater or liquid, with or without matter in suspension or solution, that is or may be discharged from a trade premises in the course of any trade or industrial process operation, or in the course of any activity or operation of a like nature, but does not include stormwater or domestic sewage.
Trading Floor Space	: means that area of the premises to which the public have access for the purpose of shopping, together with any area: <ul style="list-style-type: none"> (a) taken up for the purpose of display of goods, and (b) any counter and/or behind counter areas used by or occupied exclusively by staff members whilst actively engaged in serving the public.
Transport Operators Depot	: see "Carrier".
Transportation Interchange Facility	: means a facility to enable people to drive to location, park vehicle and take public transport to destination or to drop off a passenger(s). Most usually bus or rail based.

Treaty of Waitangi (Te Tiriti o Waitangi)	: has the same meaning as in Section 2 of the Act.
Tribunal	: means the Planning Tribunal as set out in Part XI of the Act.
Turangawaewae	: Place of standing.
Turning Area	: means the on-site area required to ensure that vehicles can enter and exit the site in forward motion. For on-site examples refer to Appendix f1.3.3(b).
Unit or Unit of Accommodation	: with regard to parking requirements means a separate unit either self-contained as in households and motels, or a bedroom as in Tourist Houses and Hotels.
Urban Area	: means that area of land within the Urban Fence. For purposes of Part Sixteen and Appendix W only "Urban Area" means an area which is used or intended to be used solely or principally for residential, commercial, industrial or any other similar purposes or any two or more such purposes, and includes rural residential areas.
Urupa	: means a Maori burial ground and cemetery.
Usable Land	: in relation to land in the Rural A Zone. means land which, in the opinion of Council, is suitable for intensive pastoral farming and in particular, the grazing of deer or goats. In assessing the suitability of the land, Council shall take into consideration such matters as slope, stability and soil type, and, in particular, the likelihood of erosion, subsidence or slippage as a result of the more intensive use of the land. Moreover in making its decision, Council shall take cognisance of the relevant regional council's comments regarding these matters.
Utility Services	: means public water, sewerage and drainage systems, electricity supply systems, gas supply systems and telecommunication systems and includes such other services that fall within the meaning of network utility operation.
Vehicle	: means light and commercial vehicles as defined under Commercial Vehicle and Light Vehicle.
Veterinary Hospital	: means any premises used by one or more registered veterinary practitioners and their staff for the purpose of a clinic for the treatment of any ailment or injury suffered by any animal, but does not include the housing, boarding or keeping of such animals.
Waahi Tapu	: means a place which is particularly sacred or spiritually meaningful to tangata whenua. It includes burial grounds and places where significant events have taken place.

Warehouse	: means any building or part of a building, or land, where materials, articles or goods are stored pending sale or disposal to a retail shop, trader or manufacturer. Any warehouse shall be deemed to include only such offices, showrooms, residential and caretaker's accommodation for persons whose employment is such that they are required to live on the site, and wholesale outlets as are necessary for, incidental to and a part of the principal use of the site as a warehouse.
Water	: has the same meaning as in Section 2 of the Act.
Water Body	: has the same meaning as in Section 2 of the Act.
Wetland	: has the same meaning as in Section 2 of the Act.
Wholesale Outlet	: means land or buildings from which merchandise is sold or transferred to: <ul style="list-style-type: none"> (a) persons whose occupation it is to re-sell to the general public; or (b) other enterprises for use in such businesses as the building trade, farming and offices; (c) institutions; or (d) Government authorities.
Yard	: means a part of a site which, except as otherwise provided by this Plan, is to be unoccupied and unobstructed by buildings from the ground upwards, except that the eaves of any building and any roof, gutter or downpipe may project over any yard by not more than 0.6 metre. <ul style="list-style-type: none"> (a) Front Yard includes a “street yard” and means a yard between the front boundary and a line parallel thereto and extruding across the full width of the site. (b) Rear Site Yard means a yard between each boundary of a rear site and a line parallel thereto and extending across the site to the adjacent boundary. (c) Side Yard means a yard which, except for any portion of the site comprised in a front or rear yard, lies between the full length of a side boundary and a line parallel thereto, provided that in respect of a corner site every boundary not fronting a street shall be deemed to be a side boundary. (d) Rear Yard means a yard between the rear boundary and a line parallel thereto and extruding across the full width of the site.
Zone	: means a spatially defined area that groups land use activities together according to stated anticipated environmental results.

ATTACHMENT A

LAKE
ROTORUA



LEGEND

— CBD Boundary



CENTRAL BUSINESS DISTRICT (CBD)

scale 1 : 10000

SECTION 2.0 – DEFINITIONS TO BE USED IN RESPECT OF PART FOURTEEN OF THE PLAN

Accident	:	A sudden event causing harm to people, property or the natural environment
Acute toxicity	:	Adverse effects caused by a substance with toxic properties occurring within a short time following exposure to that substance.
Adjusted Quantity	:	The amount (mass in tonnes or m ³ , at 101.3kPa and 20 ⁰ C for compressed gases) of a substance that has been assessed as generating no significant off-site effects in a heavy industrial area after site-and-substance specific considerations have been taken into account.
Adjustment Factor	:	The product of the individual factors for each Effect Type (<i>Fire/Explosion, Human Health and Environment</i>) that increase or decrease the likelihood and consequences of the release of a hazardous substance.
Base Quantity	:	The amount (mass in tonnes or m ³ , at 101.3kPa and 20 ⁰ C for compressed gases) of a substance that has been assessed as generating no significant off-site effects in a heavy industrial area before site-and-substance specific considerations have been taken into account.
Bioaccumulation	:	Accumulation of a substance within the tissues of living organisms.
BOD₅	:	The biochemical oxygen demand (measured over a five day period) which is the amount of dissolved oxygen in a body of water required for the breakdown of organic material in the water.
Carcinogen	:	Causing a statistically significant increase in the incident of tumours - See HSNO Regulations.
Chronic toxicity	:	Adverse effects caused by a substance with toxic properties which occur either after prolonged exposure or an extended period after initial exposure.
Cleaner Production	:	The use of techniques to reduce the need for raw materials and/or energy and the amount of wastes generated. These techniques may include the use of recyclable materials, the use of less hazardous substances or the reduction in their quantity and the use of renewable resources.
Code of Practice	:	Means any document for the purpose of specifying procedures

		and practices, or equipment and facilities for the management of hazardous substances, including documents issued and approved in accordance with HSNO.
Consent Status Index	:	Numerical values in the District Plan that are used to determine the consent status of a facility.
Consequence	:	The outcome of an event or situation expressed qualitatively or quantitatively, being a loss, injury, disadvantage or gain (AS/NZS 4360:1999).
Contaminant	:	has the same meaning as in Section 2 of the Act.
Contaminated Site	:	<p><i>Contaminated site has the same meaning as:</i></p> <p>a) <i>Contaminated site as defined in the Waikato Regional Policy Statement. Such definition shall apply to that part of the Rotorua District that is within the Waikato Region; and</i></p> <p>b) <i>Contaminated site as defined in the Bay of Plenty Regional Policy Statement. Such definition shall apply to that part of the Rotorua District that is within the Bay of Plenty Region.</i></p>
Corrosive	:	Capability of breaking down metal or human tissue on contact - See HSNO Regulations.
Cumulative Risk	:	The risk posed by a hazardous facility added to or multiplied by risks from other facilities.
Disposal of Hazardous Substances	:	has the same meaning as in Section 2 of the Act.
Ecosystem	:	A biotic community and its abiotic environment, considered together as a unit. Ecosystems are characterised by a flow of energy that leads to trophic status and material recycling.
Ecotoxic	:	Capability for toxic effects on non-human organisms and ecosystems - See HSNO Regulations.
Effect Types	:	<p>The effects generated when a hazardous substances is released or reacts:</p> <p><i>Fire /Explosion effect types</i> - concerned with damage to property, the built environment and people by substances with explosive, flammable or oxidising properties;</p> <p><i>Human Health effect types</i> - concerned with adverse effects to the well-being and health of people by substances with toxic or corrosive properties;</p> <p><i>Environmental effect types</i> - concerned with damage to ecosystems or natural resources by substances with ecotoxic or corrosive properties</p>

Emergency Plans	:	A regularly updated document serving as an emergency response guide by identifying and cataloguing the elements required to respond to an emergency, and defining responsibilities and specific tasks in an emergency.
Environment	:	Includes: <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) The social, economic, aesthetic and cultural conditions which affect the matters stated in paragraphs (a) to (c) of this definition or which are affected by those matters. (RMA/HSNO).
Environmental Effect	:	Any change to the environment regardless of scale, intensity, duration or frequency, in relation to the use, development, or protection of natural and physical resources (based on the RMA).
Environmental Management: System		Part of the overall management system that includes organisational structure, planning activities, responsibilities, practices, procedures, processes and resources for developing, implementing, achieving, reviewing and maintaining the environmental policy (ISO/IDS 14050).
Environmentally Damaging: Substances		Risks to human health and welfare including ecosystem health that arise in, or are transmitted by, the natural environment (Asian Development Bank, 1990).
Environmentally Sensitive Areas	:	Areas that, in the judgement of the local community and/or regulatory authority, should not be subject to more than a specified low risk, or where additional safeguards are required when undertaking activities exceeding the specified low risk. Environmentally sensitive areas may include aquifers, waterways, wetlands, coastal environments, special ecosystems or species habitats.
Explosiveness	:	Capability of sudden expansion due to release of internal energy - See HSNO Regulations.
Flammability	:	Capability to be ignited in the presence of oxygen and to sustain combustion - See HSNO Regulations.
Frequency	:	Measure of likelihood expressed as the number of occurrences of an event in a given time. See also Likelihood and Probability.
Harm	:	Injury or damage to health, property or the environment,
Hazard	:	Actual or potential source of harm or a situation with a potential to cause adverse effect (modified from AS/NZS 4360:1999).
Hazard Rating	:	The level of hazard (high, medium or low) applied to a hazardous substances for the purpose of an HFSP calculation, based on its HSNO classification.

Hazardous Activity	:	An activity which does not include the use, storage or otherwise handling or a hazardous substances but which may pose a risk to the environment or a community (for example, earthworks).
Hazardous Facility	:	Activities involving hazardous substances and sites, including vehicles for their transport, at which these substances are used, stored, handled or disposed of.
Hazardous Sub-Facility	:	A hazardous facility that is separated by more than 30 metres from any other hazardous facility on the same site.
Hazardous Substance	:	Any substance with hazardous properties including those substances defines as hazardous for the purpose of the HSNO Act.
Hazardous Waste	:	As defined in "Towards a New Zealand Definition of Hazardous Waste" (October 1999) MfE Technical Working Paper
HSNO	:	Includes both the Hazardous Substances and New Organisms Act 1996 and HSNO Regulations in relation to hazard classification and life cycle requirements for hazardous substances.
Likelihood	:	Qualitative description of probability or frequency (AS/NZS 4360:1999).
Off-site Effects	:	Effects on people, property and/or the natural environment outside the boundary of the site of a hazardous facility.
Oxidising Capacity	:	Capacity to contribute to fire or explosion due to the release of oxygen - See HSNO Regulations.
Performance Requirements	:	Controls which say what is to be achieved (including in measurable terms), without being prescriptive (based on MfE, 1994).
Precautionary Approach	:	The need for caution in managing adverse effects of hazardous substances where there is scientific and technical uncertainty about those effects (based on HSNO).
Probability	:	Likelihood of a specific outcome, measured by the ratio of specific outcomes to the total number of possible outcomes. Probability is expressed as a percentage or number between 0 and 1, with 0 indicating an impossible outcome and 1 indicating an outcome is certain (based on AS/NZS 4360:1999).
Property Performance Requirements	:	Standards relating to the nature of the hazardous properties (e.g. explosive, toxic, corrosive etc) of a given hazardous substance (based on MfE, 1994).

Proposed Quantity	:	The quantity of a hazardous substance proposed to be used or stored on a site.
Quantity Ratio	:	The ratio of the proposed quantity of a substance over the applicable Base Quantity.
Radioactivity	:	means the ability of a substance to spontaneously disintegrate atomic nuclei, usually with the emission of penetrating radiation or particles.
Receptor	:	Ecological entity exposed to the stressor (USEPA Federal Register: Proposed Guidelines for Ecological Risk Assessment 1996).
Residual Risk	:	The risk remaining after risk treatment measures have been taken (modified AS/NZS 4360:1999).
Risk	:	The chance of something happening that will have an impact upon objectives. It may be an event, action, or lack of action. It is measured in terms of consequences and likelihood (AS/NZS 4360:1999). In the context of Part Fourteen of this Plan, risk is the chance of something happening that will have an impact on the environment.
Risk Analysis	:	The systematic use of available information to determine how often specified events may occur and the magnitude of their likely consequences (AS/NZS 4360:1999).
Risk Assessment	:	Overall process of risk identification, risk analysis and risk evaluation. (AS/NZS 4360:1999 & AS/NZS 3931:1998)
Risk Management	:	The systematic application of management policies, procedures and practices to the tasks of identifying, analysing, assessing, treating and monitoring risk (AS/NZS 4360:1999).
Risk Mitigation	:	Steps taken to reduce the probability of occurrence or the magnitude of the consequences (AS/NZS 4360:1999).
Separation Distance	:	The distance from the edge of the area where hazardous substances are used, stored or otherwise handled to the edge of the area exposed to defined adverse effects.
Site Management System	:	The means of ensuring the ongoing safety of a hazardous facility through sound management. A site management system should include safety policy, provides a description of organisational structure and responsibilities, including operating, emergency and monitoring procedures; and carry out regular performance auditing.

Spill Containment System	:	A structure which will contain liquid or solid hazardous substances in the event of a spill, and prevent them from entering the stormwater system or a natural water body.
Storage	:	The containment of a substance, either above ground or underground, which is not being used for the manufacturing or altered to another substance, but does not include use of a substance as a cooling or heating medium. Storage does include the filling and emptying of a container.
Substance	:	Any element, defined mixture of elements, compounds or defined mixtures of compounds, either naturally occurring or produced synthetically, or any mixtures thereof: (a) Any isotope, allotrope, isomer, congener, radical, or ion of an element or compound which has been officially declared by the Environmental Risk Management Authority to be a different substance from that element or compound. (b) Any mixtures or combinations of any of the above. (c) Any manufactured article containing, incorporating or including any hazardous substances with explosive properties (HSNO).
Trade Waste	:	is defined as any wastewater or liquid, with or without matter in suspension or solution, that is or may be discharged from a trade premises in the course of any trade or industrial process operation, or in the course of any activity or operation of a like nature, but does not include stormwater or domestic sewage.
Unintentional release	:	Unplanned or unwanted release of a hazardous substance or substances that may or may not be detected immediately.
Use	:	The manufacturing, processing or handling of a substance for a particular activity without necessarily changing the physical state or chemical structure of the substance involved. This includes mixing, blending, and packaging operations, but does not include the filling or drawing of substances from bulk storage tanks unless the processing is permanently connected to the bulk storage and does not include loading out and dispensing of petroleum products.