

PART 50 DEFINITIONS

The following definitions apply to this PLAN unless otherwise stated. Where a word or term used in this PLAN is defined in the Resource Management Act 1991, that meaning shall apply to this PLAN unless otherwise stated. (*Note: Within the text for each definition, the words in CAPITALS are defined in this Rule.*)

ACCESSIBILITY (ACCESSIBLE) refers to the extent to which land (or any defined parcel of land) is, or would remain, in an appropriate state of preparedness for accommodating a wide range of activities. Accessibility depends on, or relates to (and is not limited to), various characteristics pertaining to the land, or locality, or to a lot or lots of a proposed subdivision, such as:

- the shape and size of the land (or lot/s) and the pattern of lots;
- topography and aspect of the land (or lot/s) particularly in relation to the position of boundaries;
- proximity to roads and other means of access;
- type/s (Classes) of land, and the areal extent of different types within the lot/s and the degree to which such areas are dissected or fragmented (see "CLASS I, II OR III LAND");
- efficiency and effectiveness of water supplies available to the property or lot/s;
- the location, alignment, width and nature of existing and proposed driveways, tracks and easements over lot/s and adjoining lots;
- location and extent of coverage of existing or proposed houses and outbuildings;
- the presence of natural or physical features of the property or locality which would severely constrain or compromise the capability of the land (or lot) for accommodating a range of activities;
- the likelihood of the pattern of land development compromising access to or use of land in the future;
- reverse sensitivity issues arising from actual or potential conflict due to incompatibility between existing or proposed activities on adjoining properties or lots in the subdivision or locality.

ACCESSORY BUILDING means a separate detached BUILDING the use of which is incidental to that of the principal BUILDING or buildings on the SITE, and in relation to a SITE on which no principal BUILDING has been erected, is one which is incidental to any Permitted or, in some cases, lawfully established, use of the SITE. An ACCESSORY BUILDING may include sleeping and ablution facilities, but no facilities for food preparation or cooking. It includes a SLEEPOUT; PACKING SHED; BUILDINGS HOUSING ANIMALS; LPG, petrol and diesel installations on farms for farming activities; carports; garages; fences above 2.0 metres in HEIGHT; retaining walls above 1.0 metre in HEIGHT from the lowest ground level adjoining; dish (satellite) aerials not exceeding 1.5 metres in HEIGHT at any point; but not swimming pools unless they are covered, SIGNS or any RESIDENTIAL BUILDING.

"BUILDING accessory to" shall have a corresponding meaning.

ACTIVE RECREATION means an activity undertaken for entertainment, exercise, recreation or enjoyment that involves the active participation of people, animals or machines, and may or may not involve spectators and includes FESTIVALS AND EVENTS. It includes MOTORISED SPORTS, war games, dog racing; and associated facilities such as tracks, grandstands, clubrooms, administration and equipment storage buildings and includes FESTIVALS AND EVENTS (where not provided for as a temporary activity), but excludes EQUESTRIAN CENTRES.

ADDITIONAL NATURAL CHARACTER AREA means land within the Manukau Harbour and Seabird Coast Management Areas encompassing the area between the landward boundary of the COASTAL PROTECTION SETBACK and a line measured 150 metres from Mean High Water Springs. The ADDITIONAL NATURAL CHARACTER AREA shall not apply to any land within a SPECIAL CHARACTER AREA.

(Refer to **Coastal Protection Setback, Additional Natural Character Area and Special Character Area Diagrams in Parts 22 and 50.**)

ADJOINING PROPERTIES means all properties sharing any length of boundary with the subject SITE, but does not include properties across a ROAD, service lane, or PRIVATE WAY unless specifically stated in the context.

AERIAL means that part of a RADIOCOMMUNICATION or TELECOMMUNICATION facility used for transmission or reception including the AERIAL mountings but not any supporting MAST or similar structure. This definition excludes any ANTENNA DISH.

AGGREGATE EXTRACTION ACTIVITIES includes aggregate excavation, blasting, processing (crushing, screening, washing and blending); the storage, distribution and sale of aggregates by wholesale to industry or by retail; ancillary earthworks; the removal and deposition of overburden; treatment of stormwater and waste water; landscaping and rehabilitation works including cleanfilling; ancillary buildings and structures; and residential accommodation necessary for security purposes.

AIRCRAFT means any machine for flying in the air.

AIRFIELD means an area of land set aside from other uses for the purpose of enabling AIRCRAFT to land and take off.

AMENITIES means all those things which contribute to the establishment of *amenity values* in any particular situation or locality.

AMENITY AREAS means areas developed for the benefit and convenience of the pedestrian shopper, generally within a ROAD, and may include works or structures such as landscaping, planting, special paving materials or surfaces, seats, tables, litterbins, lighting, notice boards, bollards, fences, structures for shelter, murals, sculptures, bicycle stands, fountains, post boxes and telephone cubicles, and such other works as may be appropriate to the location.

ANCILLARY ACTIVITY means an activity located on the same SITE as the primary activity, where such activity is small and minor in scale and incidental to the primary activity and serves a subordinate but supportive function to the primary activity unless the activity is separately listed in the activity status RULES for any zone. ANCILLARY ACTIVITY includes ablution and staff facilities.

ANCILLARY RURAL EARTHWORKS means any disturbance of soil associated with:

- cultivation, land preparation (including establishment of sediment and erosion control measures), for planting and growing operations and harvesting of agricultural and horticultural crops (FARMING) and forests (FORESTRY); and
- maintenance and construction of facilities typically associated with FARMING and FORESTRY activities including but not limited to farm/forestry tracks, roads and landings, stock races, silage pits, farm drains, farm effluent ponds, and feeding lots, fencing and sediment control measures.

ANIMAL FEEDLOT means a hard standing area covered or uncovered used for the purpose of intensively feeding animals. It does not include the concentrated but temporary wintering of stock numbers normally present on the property in areas such as feed stalls or feed pads.

ANNUAL EXCEEDANCE PROBABILITY (AEP), 10 MINUTE STORM EVENT means a storm event of a 10 minute duration that has a given expected occurrence probability of being exceeded in any one year (e.g. a 20% AEP 10 minute storm event means the 10 minute storm event that has a 20% probability of occurring, or being exceeded, in any one year).

ANTENNA DISH means a flat, concave, circular, parabolic or similar shaped RADIOCOMMUNICATION or TELECOMMUNICATION apparatus used for transmission or reception including the AERIAL mounting but not any supporting MAST or similar structure. This definition includes any satellite dish.

ARCHITECTURAL FEATURE means architectural decoration which enhances utilitarian elements of a building façade, thereby enhancing the visual and social experience of the observer.

Architectural decoration may include:

- Any one or a mixture of the following materials used in a decorative manner:
 - Wood
 - Concrete
 - Glass
 - Metal (including steel, aluminium, copper etc.)
 - Other materials appropriate for outdoor use
- Curves, angles and shapes of the façade and the roof (although roof is not part of façade it can be part of the visual experience when observing the façade)

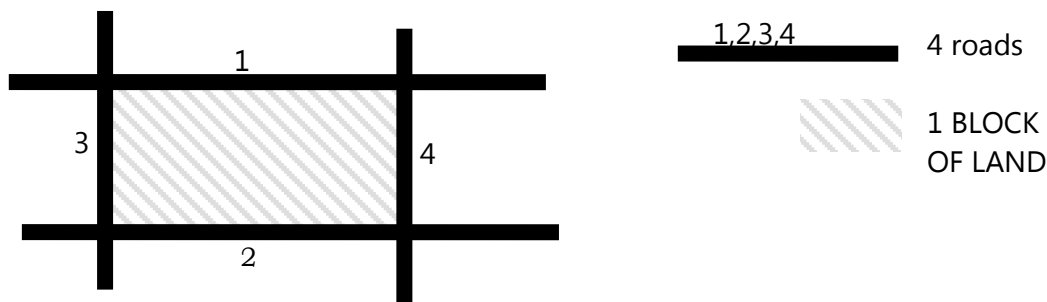
ARCHITECTURAL FEATURE shall be:

- constructed of material that can reasonably be expected to last the lifetime of the building, and does not include paint
- a part of the building.

ATTACHED UNIT/S means two or more UNITS which are contained within one building on a site or which are attached or have a length of common wall.

BIODIVERSITY means the variability among living organisms and the ecological complexes of which they are a part, including diversity within species, between species and of ecosystems.

BLOCK OF LAND: A parcel or parcels of land located between 4 public roads as indicated below:



BOARDING KENNELS AND BREEDING KENNELS OR CATTERIES means an activity carried out undercover within one or more permanent structures or BUILDINGS for the purpose of accommodating overnight more than a total of six dogs or six cats on the site for boarding or the breeding of three or more litters on any site, but does not include the keeping of dogs that assist in the management of a farm is also an ancillary activity to FARMING and other rural activities or for domestic purposes.

BUILDING means any thing or part of a thing constructed or erected whether temporary or permanent, movable or immovable, including any vehicle or object used as a place of assembly, work, storage, or residence but does not include the following:

- SIGNS;
- ROADS ;
- ELECTRIC LINES and TELECOMMUNICATION LINES;
- Underground services or installations;
- Any scaffolding or other temporary construction erected for maintenance work;
- Any MAST, pole, or AERIAL less than 8.0 metres in HEIGHT above ground provided the cross-sectional dimension of the structure does not exceed an average of 1000 millimetres;
- Any ANTENNA DISH less than 1.5 metres in HEIGHT at any point above ground;

- Any construction or erection not exceeding 9m² in a horizontal plane and that does not exceed 1.2 metres in HEIGHT above the lowest ground level adjoining;
- Any open construction involving vertical and/or horizontal posts with no roofing or wall cladding, attached or detached to any BUILDING on the SITE, erected for ornamental or garden purposes and not exceeding 2.4 metres in height and complying with the relevant "HEIGHT IN RELATION TO BOUNDARY" requirement of this PLAN;
- Any fence or wall less than 2.0 metres in HEIGHT;
- Any retaining wall less than 1.0 metre in HEIGHT from the lowest ground level adjoining;
- Any tank, pool or tub,
 - A. of less than 25,000 litres capacity and supported directly by the ground;
 - B. supported not more than 1.2 metres above the ground.
- Any tent or marquee in use for less than 32 days or that is in a reserve or CAMPING GROUND;
- Any storage of goods or materials that does not exist for more than one month.

BUILDING/S HOUSING ANIMALS means any structure that houses animals (including birds) of any kind, whether or not that structure:

- has a roof;
- is used for short term, intermittent or permanent occupation;
- requires a building consent from the COUNCIL

but does not include

- a dog kennel for a single dog or one bitch with pups;
- a shelter for a single animal on a chain;
- a shelter for any other single animal that is kept as a household pet.

BUILDING LINE means a BUILDING line shown on the PLAN Maps or listed in the PLAN for specified purposes over which BUILDINGS may not encroach except by way of a resource consent. A BUILDING line shall constitute the new front boundary for the SITE and any "YARD" requirements are determined accordingly.

BUSINESS UNIT means an individual, self contained trading operation/activity.

CAFÉ: premises which principally involve the preparation, serving and selling of:

- coffee, tea and other hot drinks and non-alcoholic beverages, and
- pastries, snacks and small meals

for consumption on the premises.

CAMPING GROUND or TEMPORARY LIVING PLACE means any area of land used or designed or intended to be used to provide temporary living places for rent, hire or reward for two or more HOUSEHOLDS for periods not exceeding 50 days in any continuous term of occupancy, and usually involves the use of tents, cabins, caravans or other vehicles, or other structures or shelters which would not normally comply with the New Zealand BUILDING Code applying to RESIDENTIAL BUILDINGS. Note: While HOUSEHOLDS would normally live separately they may enjoy the use in common of entrances, parking areas, recreation areas, water supplies, cookhouses, sanitary conveniences, or other premises and equipment. Any caravan located on a site must have a current Warrant of Fitness in order to be classified as temporary. Where the caravan etc. remains on site longer than 50 days, it is still within the definition of TEMPORARY LIVING PLACE if it is not occupied for more than 50 days continuously.

CEMETERY means land or premises used for the burial and/or cremation of corpses, and may include administration and meeting rooms and parking and landscaping works or areas.

CHILD CARE AND LEARNING CENTRES means any land or buildings used for the care or training of predominantly pre-school children and includes a play centre, kohanga reo, kindergarten but does not include children residing overnight on the property, or a SCHOOL.

CHURCH see COMMUNITY FACILITY.

CLASS I, II or III land is land that has such a classification by virtue of the information shown on the *New Zealand Land Resources Inventory Worksheets* (a copy of which is held by the Council).

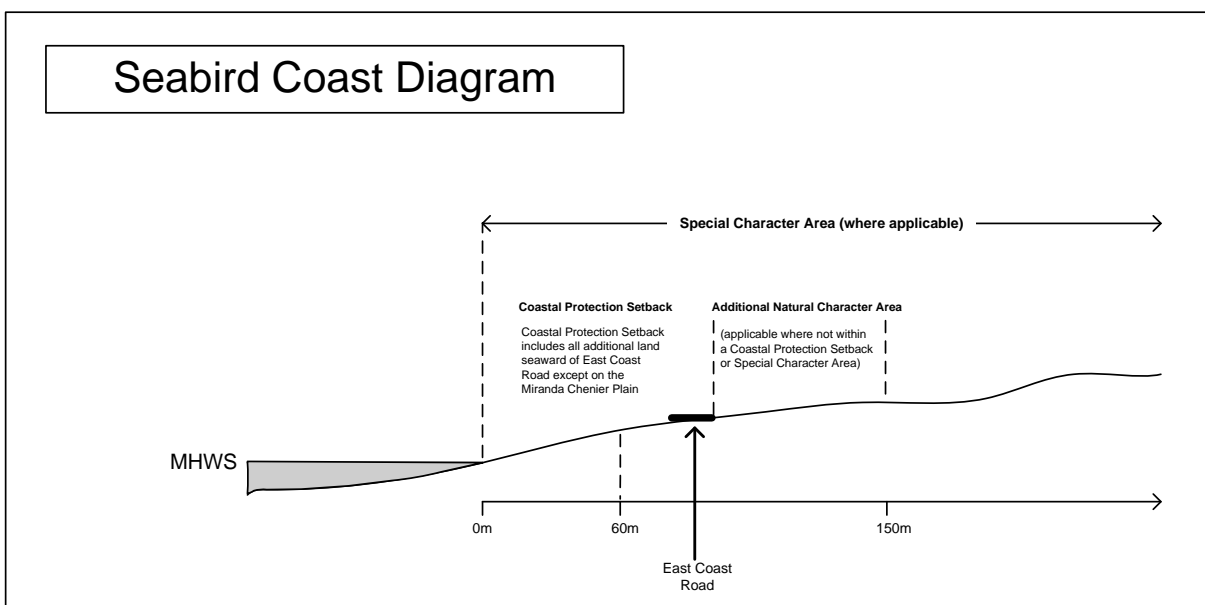
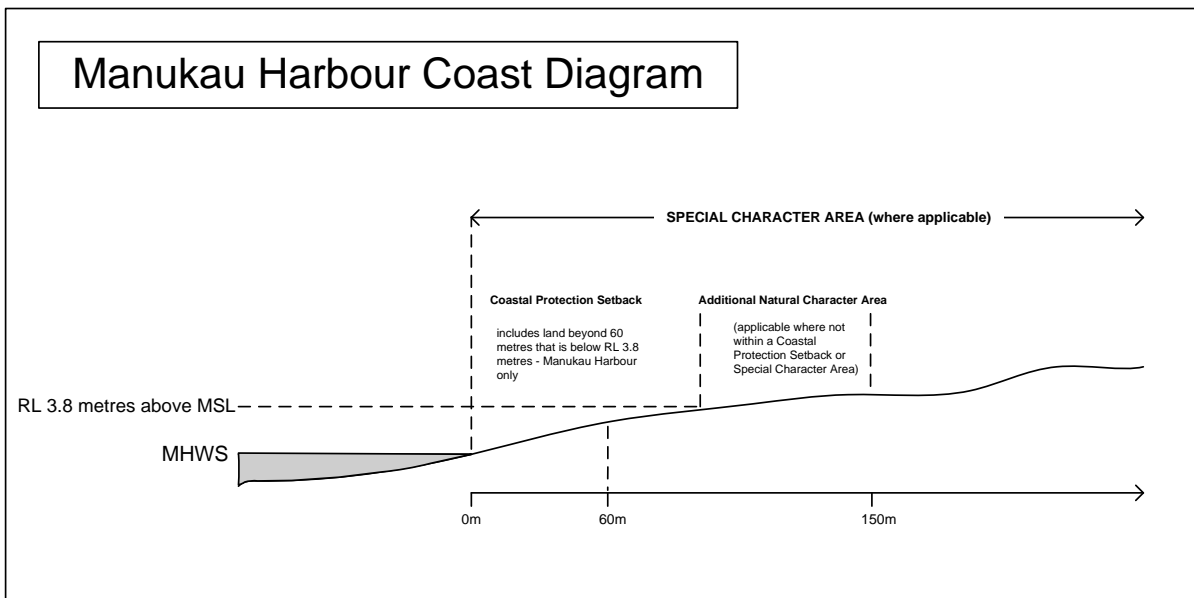
CLEAN FILL means any material that has no potential or actual ability to adversely affect the environment. This material should be of a natural origin such as clay, rock and soil, and other material, such as clean concrete, brick and demolition products that are free of combustible and organic materials, substantially free of voids, and not subject to biological breakdown.

CLUSTER means the grouping of countryside living LOTS and SPECIFIED BUILDING AREAS.

COASTAL PROTECTION SETBACK means either:

- (i) Land within the Manukau Harbour Management Area encompassing the area within 60 metres from Mean High Water Springs and all additional land lying below RL 3.8 metres above mean sea level datum; or
- (ii) Land within the Seabird Coast Management Area encompassing the area within 60 metres from Mean High Water Springs and all additional land seaward of the East Coast Road except the Miranda Chenier Plain.

Coastal Protection Setback, Additional Natural Character Area and Special Character Area Diagrams



COASTAL PROTECTION YARD see YARD.

COMMUNITY FACILITY means any land and/or BUILDING/s operated by an organisation for purposes other than financial reward or profit. (This does not preclude ancillary fund-raising activities provided they are not continual). COMMUNITY FACILITY includes, citizen advice bureaux, libraries, legal aid offices, churches, halls, rooms for scouting groups and the like, sports clubs, public toilets, plunket rooms and rooms where information, counselling, advice or other like assistance conducive to people's welfare is provided, but does not include the holding of a LIQUOR LICENCE under the Sale of Liquor Act 1989.

CONFERENCE FACILITY means premises provided for the specific purpose of holding meetings, including but not limited to the following:

- lecture halls
- seminar rooms
- eating facilities
- drinking facilities

CONSERVATION includes the process of preserving, maintaining or restoring to protect or enhance the natural, historic, intrinsic, or other identified values, including recreation, public access to the coast, lakes and rivers, and tikanga Maori.

CONSERVATION FORESTRY as defined under FORESTRY means the management of exotic or native forests primarily for soil CONSERVATION or water control or waste water disposal or purification purposes or aesthetic or scientific purposes including:

- (i) Landscape preservation or enhancement
- (ii) Preservation for particular historic or archaeological value
- (iii) CONSERVATION for scientific or ecological value
- (iv) Other non-logging purposes.

where, on any holding containing a conservation forest, logging of timber from that forest shall be for the sole purpose of maintaining the good ecological health of that forest.

CONSERVATION VALUES includes historic, landscape, and biological values, recreational use, public access to and along the coastal marine area, lakes and rivers, and tikanga Maori.

CONTAMINANT has the meaning set out in the Act.

CONTAMINATED SITES are sites at which hazardous substances are present in concentrations that are above local background levels and are likely to pose an immediate or long term risk to the environment and/or human health.

CONTINUOUS COVER FORESTRY is defined as the use of silvicultural systems whereby the forest canopy is maintained at one or more levels without clearfelling. To achieve this, management, felling and regeneration of a forest is carried out continually or irregularly through the whole of the forest area and there is no clearfelling of trees when they reach some pre-determined age. As a general rule the clearfelling of areas wider than two tree heights is avoided which means that felling coupes are normally less than 0.25 hectare in area.

CONVENIENCE RETAILING ACTIVITIES means retail activities providing goods and services for the day-to-day needs of the local community. These may include such uses as DAIRIES, hairdressers and bakeries.

COURT means that part of a SITE that is required by the PLAN to be set apart for the exclusive use of the occupants of a HOUSEHOLD to provide for their outdoor living needs, and may include decks and open structures that are not BUILDINGS.

COVERAGE or SITE COVERAGE means that portion of the area of a SITE which is covered by BUILDINGS and shall include:

- Overhanging or cantilevered parts of BUILDINGS;

- Any part of the eaves and/or spouting projecting more than 600mm measured horizontally from the exterior wall of the BUILDING; and
- ACCESSORY BUILDINGS;

but does not include uncovered swimming pools, pergolas, slatted open decks, or similar structures of an open nature that are not BUILDINGS.

CYCLE RACK: a free-standing or built-in support framework for bicycles while they are not in use; the support framework enables bicycles to be secured to it.

DAIRY means a RETAILING ACTIVITY that derives a substantial part of its trade from the retail sale of milk, bread, non-alcoholic beverages and other day-to-day food requirements and grocery items and may include the preparation of food and meals for consumption off the premises.

DEPENDENT RELATIVE/S means a person or people having a close relationship with the occupants of the principal dwelling on the site, either of which are largely dependent on the assistance of the other for their physical and / or emotional wellbeing and the maintenance and upkeep of their material possessions.

DEPOT means a SITE and/or BUILDING/s used for the storage and maintenance of machinery, plant, equipment, materials or objects as part of a business activity and where the application of the skills and services of that business predominantly occurs at other SITES, and may include ancillary offices and a DWELLING HOUSE.

DEVELOPMENT in relation to any land, means the carrying out of any work on the land including the construction or alteration of any BUILDING or structure of any excavation or filling, and the fitting out of the BUILDING with fixed plant and equipment but does not include the subdivision of land.

DOMESTIC PIGS means the keeping, raising or breeding of pigs for the production of meat or live pigs provided that not more than 15 pigs are present on the SITE at any one time.

DOMESTIC POULTRY means the keeping, raising or breeding of poultry for the production of eggs, meat or live birds provided that not more than 40 birds are present on the SITE at any one time.

DRIVEWAY: that portion of the site extending from the vehicle crossing over which vehicles pass to reach the assigned parking spaces or loading spaces. DRIVEWAY includes manoeuvring aisles between parking spaces and manoeuvring areas associated with loading spaces but excludes general outdoor storage or depot areas.

DWELLING HOUSE means a detached or semi-detached residential BUILDING designed for, or occupied exclusively by one HOUSEHOLD, and which is the only RESIDENTIAL BUILDING on the SITE and ACCESSORY BUILDINGS and ANCILLARY ACTIVITIES shall include:

- (i) Swimming pools
- (ii) Use of the site for AIRCRAFT only for the transportation of the residents of the DWELLING HOUSE to and from the property

This definition does not include:

- (i) Mobile home
- (ii) Campervan
- (iii) Tent
- (iv) Caravan
- (v) Cabin
- (vi) MOTEL
- (vii) Boarding-house
- (viii) Hotel
- (ix) TRAVELLERS' ACCOMMODATION
- (x) Hostel
- (xi) SPECIAL HOUSING DEVELOPMENTS

A **DWELLING HOUSE** may be used for the following activity: Where board, lodging or live-in physical or mental health support is provided by no more than two persons for no more than four other people, all of whom must be permanent residents of the **BUILDING** but need not be related by blood or other means (marriage, adoption etc).

EARTHWORKS means the disturbance of land surfaces by blading, contouring, ripping, moving, removing, excavating, placing or replacing soil or earth, or by cutting or filling operations. **EARTHWORKS** does not include **ANCILLARY RURAL EARTHWORKS**.

ECOSYSTEM means any interrelated and functioning assemblage of plants, animals, and substrates (including air, water, soil) on any scale, including the processes of energy flow and productivity.

ELECTRIC LINE has the same meaning as in the Electricity (Safety) Regulations 2010.

ENTRANCE STRIP: that part of a rear site extending from the street frontage, which has a width less than or equal to the minimum subdivision frontage standard required for a rear lot in that zone, and accommodates the **DRIVEWAY** for that site.

ENVIRONMENTAL DOMAINS means a method of classifying data layers that describe aspects of climate and landform known to influence the distributions of biota (plants and animals). The data is analysed and sites having similar environments are grouped together to form 'domains'. Classification results are then taken back into a GIS so that the geographic distribution of each of the resulting groups can be mapped.

ENVIRONMENTAL ENHANCEMENT OVERLAY AREA (EEOA) means that land contained within the area identified in the District Plan Maps and Map 109A.

EQUESTRIAN CENTRE means land or **BUILDINGS** where:

- people are trained to ride, or can ride horses, for a fee; or
- horses are raced or showed competitively (including trotting, galloping, show-jumping, cross-country and dressage).

EXOTIC in relation to plants and animals, means a species that is not indigenous to New Zealand.

EXPLORATION (for **MINERALS**) has the meaning given in the Crown Minerals Act 1991 which is: "*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 (whether surface or sub-surface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence*"

FACTORY FARMING see **INTENSIVE FARMING**.

FARMING means a land based activity that relies on the productive capacity of natural resources and includes **HORTICULTURE**, **HORSE TRAINING CENTRES**, **DOMESTIC PIGS**, **DOMESTIC POULTRY**, apiaries, **ANCILLARY RURAL EARTHWORKS** and **ANCILLARY ACTIVITIES** but does not include **VETERINARY CENTRES**, **FORESTRY**, **INTENSIVE FARMING**, **BOARDING KENNELS AND BREEDING KENNELS OR CATTERIES**, or dog training grounds.

FARM QUARRY or **FARM QUARRIES** means the extraction of **MINERALS** taken only for use ancillary to **FARMING**, **HORTICULTURE**, **CONSERVATION FORESTRY** and **PRODUCTION FORESTRY** and only used within the property of extraction. No extracted material (including any aggregate) shall be exported or removed from the property of origin and there shall be no retail or other sales of such material. For example, **FARM QUARRIES** include the extraction of material for farm and forestry tracks, access ways and hardstand areas on the property of origin.

FARM STAY ACCOMMODATION / HOME STAY means the use of a private **DWELLING HOUSE** to accommodate visitors on a short stay, fee-paying basis.

FARM PRODUCE means eggs, honey, flowers, fruit or vegetables grown or produced on the property, and includes the extracted juices of fruit and vegetables but does not include any other processing beyond cleaning, trimming, extracting juices, freezing, or drying.

FARMING VISIT, PUBLIC GARDEN or MARAE VISIT means a visitor or tourist experience (which may be commercial) associated with a FARMING, PUBLIC GARDEN or MARAE activity, providing an education or cultural experience, and which may be associated with FARM STAY ACCOMMODATION or overnight accommodation on the MARAE.

FESTIVALS AND EVENTS means infrequent gatherings of people for short-term ACTIVE RECREATION or training events requiring no permanent structures, no mechanical EARTHWORKS and occurring with the consent of the landowner, and includes such activities as “Field Days”, “Music Festivals”, “Jamborees” and the like.

FITNESS CENTRE: land or BUILDINGS providing services and/or equipment aimed at enhancing the physical health of people, but which are not HEALTH CENTRES or HOSPITALS.

FLATS see MULTI-UNIT HOUSING.

FORESTRY including PRODUCTION FORESTRY and CONSERVATION FORESTRY means the ongoing management of trees or areas for the production of timber, for soil conservation or water control or waste water disposal or purification purposes, or for aesthetic or scientific purposes, and includes planting, pruning, felling and removal from the SITE of trees, ANCILLARY RURAL EARTHWORKS and may be carried out in conjunction with other FARMING, and may include:

- non-commercial recreation activities that make use of or in some way rely on trees;
 - informal or passive recreation activities not involving any vehicle or equipment that generates any noise;
- but does not include
- the processing of timber unless specifically provided for in the Zone;
 - any activity that is excluded from FARMING.

FORESHORE has the meaning given by Section 2 of the Act.

FREE RANGE POULTRY FARMING means the keeping of poultry (greater than 41 birds) where poultry have access to areas of open land, with livestock housing that is either permanent or moveable.

FRONT SITE see SITE.

FRONT YARD see YARD.

FUNERAL SERVICES PREMISES or FUNERAL PARLOUR means premises where the predominant activity is the administration, directing and conducting of funerals, and may include a mortuary, viewing room, a work room, the garaging of specially equipped vehicles, and a chapel.

GARDEN CENTRE means the use of land and/or BUILDINGS for the propagation and sale of plants, garden accessories, and landscaping products, and includes a nursery garden.

GREENHOUSE(S) means a BUILDING within which plants are grown in a controlled environment.

GROSS FLOOR AREA (sometimes expressed as gfa) means the sum of the gross areas of the several floors of all BUILDINGS on a SITE measured from the exterior faces of exterior walls or from the centre lines of common walls separating BUILDINGS, and includes basements and mezzanine floors but does not include

- areas which fall outside "COVERAGE";
- uncovered stairs or access ramps;
- covered public parking areas on the SITE;
- covered pedestrian areas in front of a BUILDING within the defined *Business Centres* that act as open extensions of the footpath;
- carport-type display areas except any part used for staff parking or loading/unloading;
- service station forecourt canopies;
- enclosed mall or arcade areas not accessible to the public outside of trading hours.

GROUND LEVEL (or “at ground level”) in Rule 29 for the avoidance of doubt, refers to ‘normal’ residential development where the main (‘ground’) floor level of the building is on the ground (concrete or similar construction) or just above ground level (on piles or similar construction), and where there is no other type of land use under the main (‘ground’) floor level of the building.

HABITABLE ROOM means any room in a RESIDENTIAL BUILDING other than:

- a laundry, bathroom, water closet, pantry, walk-in wardrobe, or clothes drying room;
- any room or space used solely as an entrance hall, lobby, passageway or private garage;
- any other space or small room of a specialised nature occupied neither frequently nor for extended periods.

HABITAT TYPE means a similar unit of indigenous vegetation or habitat. Examples of HABITAT TYPE and their definitions are provided in 50.1 Vegetation and Habitat Type Definitions.

HANDCRAFT/S means those goods produced by hand, by the use of hand tools, or the use of mechanical appliances where such appliances:

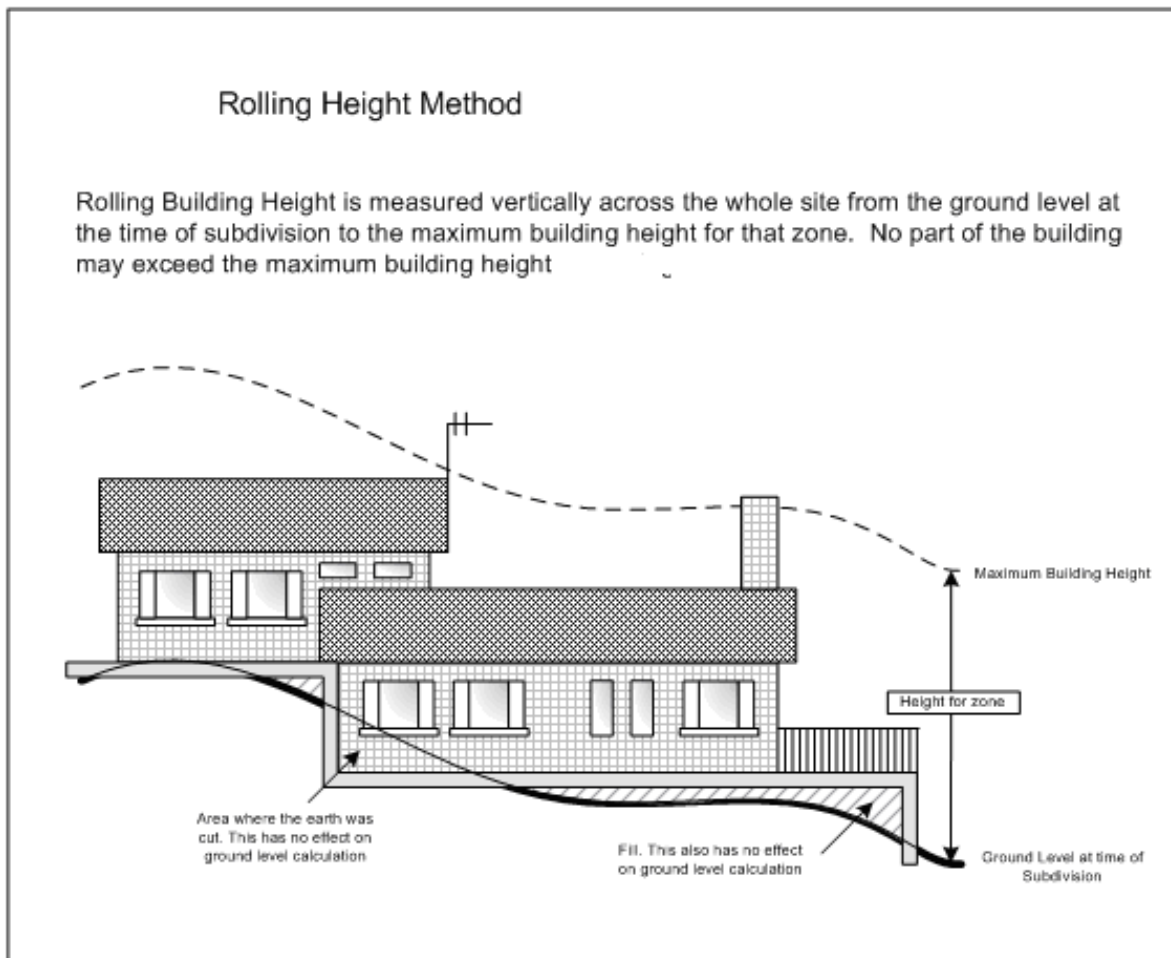
- Do not produce goods in a repetitive manner through the use of jigs, templates, moulds, patterns, dies, joleys or other similar devices, except that such devices may be used to produce the original or first unit; or
- Do not produce the goods other than through the direct control of the operator; or
- Do not produce the goods according to a predetermined pattern for production run purposes;
- The person producing such goods shall have complete control over the production of every piece and stage of production.

HAZARDOUS SUBSTANCE means any inflammable, toxic, explosive, infectious, radioactive, or other substance which may impair human, plant or animal health and which includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 (or any subsequent amendment thereof) as a hazardous substance.

HEALTH CENTRE means premises like doctors' or dentists' surgeries or rooms used by those involved in health care and diagnosis where clients are generally seen on an individual basis by appointment, but does not include any display or advertising of goods for sale. HEALTH CENTRE does not include diagnostic laboratories, VETERINARY CENTRES, hairdressers' premises, massage parlours, or gymnasiums.

HEIGHT means the vertical distance between the highest point of the BUILDING and the ground level at the base of the BUILDING or structure (see diagram below). For the purpose of this definition:

- a. Ground level is that which existed prior to any modification of the ground level as it was at the time the subdivision was released.
- b. Base of the BUILDING means the level at which the external walls of the BUILDING meet the ground. Where a BUILDING is supported on poles, pillars, or by any other means, they will be considered to be part of the base of the BUILDING.
- c. In calculating the HEIGHT of a BUILDING, the following items shall be excluded:
 - In all Zones - architectural appurtenances, chimneys, and panels and cylinders for solar heating;
 - In all but *Residential*, *Residential 2* and *Rural-Residential* Zones - lift towers and machinery rooms provided that such items:
 - Do not exceed a vertical distance of 3 metres above the maximum HEIGHT permitted for the BUILDING; and
 - Do not exceed an area, measured in a horizontal plane, of 5% of the GROSS FLOOR AREA of the top storey of the BUILDING.



HEIGHT IN RELATION TO BOUNDARY means the permitted height of a BUILDING relative to the distance the structure (or part of it) is from the SITE or *notional lot* boundary: The permitted HEIGHT increases as the distance from the boundary increases, as determined by a mathematical formula.

HERITAGE CENTRE

A site and/or building where information is available to explain the natural, physical, and/or cultural heritage of a particular BUILDING, place or area. Information may be made available in the following ways:

- Replica BUILDINGS and/or structures
- Indoor and outdoor exhibits, presentations, and interpretation resources
- Live performances and/or demonstrations
- Re-enactments
- Displays of archaeological excavations

The centre may include associated toilet facilities and carparking. The centre may also include CAFÉ, RESTAURANT or RETAILING ACTIVITIES that are subsidiary to the main purpose which is the dissemination of information and education.

HERITAGE SETBACK (former Kingseat Hospital site) means that area of a scheduled BUILDING located:

- Between 15m from the front façade facing the central roadway;
- 10m from all facades of a scheduled BUILDING (except as detailed below) and located within the former Kingseat Hospital site as identified in Appendix 54.19A Kingseat Structure Plan Map; and
- 6m from all facades of a scheduled BUILDING denoted as a Kingseat Adaptive Re-use Overlay Area A located within the former Kingseat Hospital site as identified in Map 105F.

HISTORIC AREA and **HISTORIC PLACE** have the meanings given by Section 2 of the Historic Places Act 1993.

HISTORIC HERITAGE ALERT OVERLAY (Kingseat) means the area of land being all that land within 100m of Mean High Water Springs Level, located within the Kingseat Structure Plan Area.

HOME OCCUPATION means an occupation, craft, profession, business activity, HOME STAY or FARM STAY ACCOMMODATION, or service which is carried out on the SITE and the use is secondary and incidental to the use of the SITE for residential purposes but does not include the servicing, panel beating, spray painting or wrecking of MOTOR VEHICLES, fibre glassing, sheet metal work, bottle or scrap metal sorting, storage or rehandling, rubbish collection storage or rehandling, RURAL INDUSTRY OR SERVICES, or any activity which requires the holding of a LIQUOR LICENCE under the Sale of Liquor Act 1989.

HOME STAY; see FARM STAY ACCOMMODATION.

HORSE TRAINING CENTRES means facilities for the housing and training of thoroughbred and standard bred horses, and usually involves some form of training track but does not include any form of racing or show jumping or other activity to which the general public is permitted, whether or not an entrance fee is paid (see EQUESTRIAN CENTRE).

HORTICULTURE means the growing and cultivation of plants for the production of flowers, fruit, vegetables, and grains but excludes FORESTRY, INTENSIVE FARMING, and GARDEN CENTRE. HORTICULTURE includes market gardening, orcharding, and also GLASS HOUSES and shade houses unless these are separately listed and provided for in the Zone.

HOSPITAL means land and BUILDINGS used for, or ancillary to, the reception and care of persons needing specialised or controlled health care or medical treatment due to injury, disease, or any form of non-permanent ill-health, or the process of child birth and post-natal care, and who would usually stay for between 24 hours and one month in order to have their condition attended to.

HOUSEHOLD means a self-contained housekeeping unit, of one or more persons occupying and using a BUILDING for normal domestic residential or housekeeping activities. A HOUSEHOLD may include the following activity: Where board, lodging or live-in physical or mental health support is provided by no more than two persons for no more than four other people, all of whom must be permanent residents of the BUILDING but need not be related by blood or other means (marriage, adoption etc).

HYDROLOGICAL NEUTRALITY or HYDROLOGICALLY NEUTRAL means a type of system of stormwater management that produces no increase in quantity nor lowering of quality of stormwater discharged into a natural receiving environment. (Note: Refer to the Rural PLAN Change Background Report Section 5 for further explanation and background).

IDENTIFIED SIGNIFICANT NATURAL FEATURE (ISNF)* means:

- INDIGENOUS vegetation or WETLAND identified on Map 109Z and located within the ENVIRONMENTAL ENHANCEMENT OVERLAY AREA;
- INDIGENOUS vegetation or WETLAND identified on Map 109X and located outside the ENVIRONMENTAL ENHANCEMENT OVERLAY AREA.

* Refer to schedule in Part 22, which indicates approximate location of ISNFs.

INCENTIVE TRANSFER LOT means an additional TRANSFERABLE RURAL LOT RIGHT for the transfer of existing vacant RURAL LOTS (donor lots) within the ENVIRONMENTAL ENHANCEMENT OVERLAY AREA to a receiver RURAL LOT of 40 hectares or greater within the ENVIRONMENTAL ENHANCEMENT OVERLAY AREA, excluding the Coastal Management Areas.

INDIGENOUS means flora or fauna that has established in New Zealand without human assistance before or after the arrival of human beings, and includes species which are only found in New Zealand (endemic) as well as those found in New Zealand and also found elsewhere in the world.

INDUSTRY: manufacturing, processing and assembling of products. INDUSTRIAL has a corresponding meaning.

INTENSIVE FARMING means the intensive production of animals and/or fungi, carried out under BUILDING cover. It includes, but is not restricted to, ANIMAL FEEDLOTS and the farming of poultry, pigs, rabbits, and mushrooms but does not include DOMESTIC PIGS or DOMESTIC POULTRY or BOARDING KENNELS AND BREEDING KENNELS OR CATTERIES and dog training grounds or FREE RANGE POULTRY FARMING. Note: the keeping of dogs that assist in the management of a farm is also an ancillary activity to FARMING and other rural activities.

INTERMITTENT STREAM means stream reaches that cease to flow for some periods of the year. Includes:

- reaches with stable natural pools having a depth at their deepest point of not less than 150mm and a total pool surface area that is 10m² or more per 100m of river or stream bed length and
- reaches without stable natural pools.

Excludes:

- ephemeral reaches, which are stream reaches with a bed above the water table at all times and water only flows during and shortly after rain events; a stream reach is ephemeral where it meets at least three of the following criteria:
 1. it lacks a well-defined channel, so that there is little or no ability to distinguish between the bed and banks
 2. it contains no surface water, if no rain has occurred in the previous 48 hours
 3. it contains terrestrial vegetation
 4. there is no clearly visible organic debris on its floodplain from flood flows
 5. there is no evidence of substrate sorting through flow processes

INTERNATIONALLY RECOGNISED NATURAL AREA is an area recommended for protection as a World Heritage Site or a Wetland of International Importance (RAMSAR site).

INTRINSIC VALUES (as defined in Section 2 of the Resource Management Act) in relation to ECOSYSTEMS, means those aspects of ECOSYSTEMS and their constituent parts which have value in their own right, including -

- (i) Their biological and genetic diversity; and
- (ii) The essential characteristics that determine the integrity, form, functioning, and resilience of the ECOSYSTEM.

KOKIRI CENTRE is included in the definition of SCHOOL and means any premises in which training and tuition is given in respect of the following matters:

- any trade, profession or occupation;
- any skill or art that promotes the general well-being of the community;
- Maori language, Maori customs and traditions, Maori arts and handicrafts and other aspects of Maori culture essential to the identity of the Maori race;
- Language, customs and traditions and arts and handicrafts of members of other races.

LABORATORY means land and/or buildings use for scientific, industrial and medical research within the Kingseat Structure Plan Area.

LANDFILL means the controlled deposit of solid wastes onto or into the land.

LICENSED PREMISES means any place where a LIQUOR LICENCE under the Sale of Liquor Act 1989 is, or is intended to be, operating.

LIQUEFIED PETROLEUM GAS INSTALLATION means land and BUILDINGS, or a BUILDING with ancillary structures, for the storage of Liquefied Petroleum Gas to be used for supplying LPG as an energy source for any purpose or into any container.

LIQUOR LICENCE means a licence to sell liquor which is granted in terms of the Sale of Liquor Act 1989 or its Amendments. *On, Off, Club* and *Special Licences* are as defined in the Sale of Liquor Act 1989 or its Amendments.

LISTED OR LISTED ITEMS means any BUILDING or tree or other item listed or scheduled for preservation, conservation or protection in terms this PLAN.

LIVE/WORK UNIT means live/work Unit means a single unit consisting of a workshop, workroom, home enterprise or home occupation with a residential component that is occupied by the same owner/tenant.

LIVING COURT see COURT.

LOADING in relation to a vehicle, includes the fuelling and unloading of it, and the adjustment or covering or tying of its load, and the loading, unloading or adjustment of any part of its load; and "load", in relation to a vehicle, has a corresponding meaning.

LOADING SPACE means a loading space required under this PLAN. Every loading space shall have a surface area, height and width of minimum dimensions as prescribed in this PLAN and situated on the SITE which it is intended to serve and which is available for a vehicle being loaded or unloaded.

LOT means a parcel of land held, or proposed to be held, under a separate Certificate of Title.

MANUFACTURING, PROCESSING, ASSEMBLY, STORAGE AND DISTRIBUTION UNIT means an individual, self contained entity engaging in manufacturing, processing, assembly, storage and distribution activities.

MARAE means the whole complex of meeting house (wharehui), open area for ceremonial occasions, dining hall (wharekai) and other traditional 'community facilities' generally associated with a MARAE community or hapu (sub-tribe), or whanau (extended family), and which is used for community and family gatherings. It may include PAPAKAINGA and KOKIRI CENTRES.

MAST means any mast, pole, tower or similar structure designed to carry any AERIAL or ANTENNA DISH or otherwise to facilitate RADIOCOMMUNICATION or TELECOMMUNICATION.

MEDIUM DENSITY HOUSING means a comprehensively-planned residential DEVELOPMENT.

MINERAL means a naturally occurring inorganic substance beneath or at the surface of the earth, whether or not under water; and includes all metallic minerals, non-metallic minerals, fuel minerals, precious stones, industrial rocks and building stones, and a prescribed substance within the meaning of the Atomic Energy Act 1945.

MINERAL EXTRACTION AND PROCESSING means the excavation, blasting, processing (crushing screening, washing and blending), storage, distribution and sale of mineral products and includes ancillary activities such as earthworks, landscaping and rehabilitation works (including cleanfill) and treatment of stormwater and wastewater, together with ancillary buildings and structures (including caretaker's accommodation).

MOTEL see TRAVELLERS' ACCOMMODATION.

MOTOR CAMP means a camping ground together with land and one or more BUILDINGS used for transient accommodation of travellers by ROAD. For the purpose of this definition *transient accommodation of travellers by road* shall include residential accommodation and garaging facilities and may include services by way of fuelling of vehicles, shops, restaurants, swimming pool, playground facilities and the like, provided that these are ancillary to the camping ground and are not available to the general public.

MOTORISED SPORTS means the competitive racing or rallying of motorised vehicles including, but not restricted to, cars, trucks, motor-cycles, go-karts and dune buggies, and includes any form of practising in any way connected with that racing or rallying.

MOTOR VEHICLES includes all vehicles, caravans, boats and trailers.

MOTORWAY SERVICE AREA means a comprehensively designed and integrated development catering primarily for the needs of the motorway travelling public and may include premises for the sale of fuel, motoring accessories, personal items, produce, meals for consumption on the premises and takeaway food, vehicle repairs, emergency services, parking and picnic areas and travellers' information services (See Rule 33: MOTORWAY SERVICE ZONE).

MULTI-UNIT HOUSING means any residential development, whether of attached or detached structures or a combination thereof, which provides for the existence or establishment of more than one HOUSEHOLD on a SITE, but may not incorporate common areas or shared facilities other than for vehicles, underground services (or overhead telecommunication or power lines), rubbish collection, or recreation, and does not include SPECIAL HOUSING DEVELOPMENT or CAMPING GROUND.

MUSEUM/GALLERY means land or BUILDINGS open to the public which acquires, conserves, researches, communicates and exhibits the tangible and intangible heritage of humanity and its environment for the purposes of education, study and enjoyment.

MUSTELLID FARMING means the keeping or FARMING of fitches, mustellids (including ferrets, weasels and stoats) or opossums within the confines of a BUILDING, DWELLING HOUSE or structure.

NATIONALLY CRITICAL OR NATIONALLY ENDANGERED, NATIONALLY VULNERABLE, SERIOUS DECLINE or GRADUAL DECLINE, SPARSE or RANGE RESTRICTED as defined in Molloy, B., Bell J.B., Clout, M., de Lange, P., Gibbs, G., Norton, D., Smith, N., Stephens, T. 2001. *Classifying species according to threat of extinction. A system for New Zealand*. Biodiversity Recovery Unit, Department of Conservation, Wellington.

NATURALLY FUNCTIONING FRESHWATER WETLAND means a WETLAND representative of the hydrological function and natural ecological diversity and patterns, of WETLANDS in the relevant ecological district. It excludes artificial ponds (such as farm ponds and ornamental ponds), drains and sediment retention areas.

NEIGHBOURHOOD CENTRE means a single or small grouping of RETAILING ACTIVITIES and/or commercial services premises (generally comprising a cluster of between 2 and 8 premises) that service the day-to-day needs of the local community. These premises should be focused on activities providing a convenience function. NEIGHBOURHOOD CENTRES are identified on a Structure Plan Map or Planning Maps (refer Rule 29D.1).

NET AREA in relation to a front or corner site, means the total areas of the site and for a rear site means the site area minus the area of the entrance strip or private way.

NET FLOOR AREA means the net usable area calculated by deducting areas set aside for administration offices and staff facilities (areas not usually accessible to the public or trade customers) from the GROSS FLOOR AREA of a BUILDING.

NETWORK AND OTHER UTILITIES means any activity relating to:

- i. distribution or transmission by pipe line of natural or manufactured gas, petroleum, or geothermal energy, or
- ii. TELECOMMUNICATION or RADIOCOMMUNICATION, or
- iii. transformation, transmission or distribution of electricity, or
- iv. the transmission and distribution of water for supply including irrigation, and water for fire-fighting purposes, or
- v. stormwater control work for which a local authority has financial responsibility, and drainage reticulation systems, or
- vi. sewage reticulation systems, or
- vii. erosion and flood control work for which a local authority has financial responsibility, or
- viii. construction, operation and maintenance of ROADS and railway lines, or
- ix. AMENITY AREAS and structures for amenity and information in ROADS, or
- x. lighthouses, navigation aids and beacons, or
- xi. meteorological facilities, or
- xii. a project or work described as a "network utility operation" by regulations made under the Resource Management Act 1991;

and includes

- a. structures necessary for the operation of the network or other utility, and

b. the operation and maintenance of the NETWORK AND OTHER UTILITY.

NOISE means sound which is unwanted by the person who hears it. Sound shall be measured in accordance with NZS 6801:1991 "Measurement of Sound", and assessed in accordance with NZS 6802:1991 "Assessment of Environmental Sound". The following definitions are adopted from NZS6801:1991:

"Exceedence level (L_n)" in decibels, defined in previous Standards as percentile or percentile exceeded level, is that sound level which is equalled or exceeded a given percentage of the total measurement time.

L_n is expressed as a percent where n is a number, for example:

L_{10} is the 10% exceedence level, L_{95} the 95% exceedence level.

"Maximum Weighted Sound Pressure Level, or Maximum Sound Level, (L_{max})" is 10 times the logarithm, to the base 10, of the ratio of the square of the maximum sound pressure, obtained with a standardised A frequency weighting and a standardised exponential time weighting during a stated time period, to the square of the reference sound pressure. Unless otherwise stated the time weighting shall be F response.

"Day L_{10} " means the exceedence level (dBA L_{10}) applying between 7am and 10pm every day.

"Night L_{10} " means the exceedence level (dBA L_{10}) applying between 10pm on any one day and 7am on the day following.

"Night L_{max} " means the maximum sound level applying during night hours specified in the District PLAN.

"Decibel", (dB) is the term used to identify 10 times the logarithm to the base 10 of the ratio of two like quantities proportional to power or energy.

"Construction NOISE": where a condition of resource consent requires a standard for construction NOISE to be set, the following should be used:

Construction NOISE shall meet the limits recommended in Table 1 of NZS 6803:1999. The Measurement and Assessment of NOISE from Construction, Maintenance, and Demolition work, shall be measured and assessed in accordance with NZS 6803:1999. Adjustments provided in clause 6.1 of NZS 6803:1999 shall apply, and references in the Tables of NZS 6803:1999 to "NZS 6802" shall be read as references to clause 4.2.2 of NZS 6802:1991.

NON-COMPLYING ACTIVITY has the meaning given by Section 2 of the Act.

NON-NOTIFIED APPLICATION means an application for a resource consent that is not required to be or has not been PUBLICLY NOTIFIED in terms of the relevant provisions of the Act.

NOTIFIED means publicly notified in terms of Section 93 of the Act (usually involving a notice in the public notices column of a newspaper circulating in the district, a sign fixed to the land or building the subject of the proposal [if appropriate], and copies of the proposal posted to affected persons, who are usually those living in the vicinity of the property or within the affected locality).

OCCUPIABLE FLOOR SPACE means a building or part of a building which functions primarily as a meeting place or place of residence or work (and includes houses, TRAVELLERS' ACCOMMODATION, and commercial, industrial, community or recreational buildings) but does not include garages, hay barns or other out-buildings.

OFFICE: room or building where people work primarily sitting at desks.

ON SITE PRIMARY PRODUCE MANUFACTURING means an activity, not defined as a RURAL INDUSTRY OR SERVICE, which may utilise a BUILDING for the manufacturing of goods from primary produce grown on the SITE on which the BUILDING is located, or grown on other SITES within the same ownership as the subject SITE, or grown on other SITES leased by the owner of the subject SITE on which the BUILDING is located and not exceeding 100m² in area for agricultural produce and 500m² in area for all other produce.

OUTDOOR LIVING COURT see COURT.

OUTDOOR TOURIST ACTIVITY means a recreation activity or pursuit that fulfils all of the following criteria:

- undertaken on a commercial basis, and

- derived from and interacts with the natural environment (as opposed to the human-built environment), and
- is functionally dependent on the natural environment (as opposed to the human-built environment), and
- is undertaken predominantly outdoors.

The following are examples of OUTDOOR TOURIST ACTIVITIES:

- paint ball games
- bush walks
- tree top walking
- bird watching, including viewing birds in aviaries
- outdoor obstacle courses
- mini-golf

OUTDOOR TOURIST ACTIVITY excludes zoological parks, gun clubs, archery, golf driving ranges and sports focused on motor vehicles.

PACKHOUSE means a BUILDING operated by any number of growers on a co-operative or commercial basis and used for the storage, packing, washing, inspecting and grading of eggs, fruit, vegetables or other (natural and unprocessed) primary produce brought to the PACKHOUSE from a range of SITES.

PACKING SHED means a BUILDING used for the storage and packing of eggs, fruit, vegetables or other primary produce grown on the SITE on which the BUILDING is located, or grown on immediately adjoining or contiguous SITES (within the same ownership or management) to the SITE on which the BUILDING is located and not exceeding 500m² in areas.

PAPAKAINGA HOUSING means residential occupancy on any ancestral land owned by Maori (see also MULTI-UNIT HOUSING).

PARKING SPACE means a space for the parking of one vehicle which when required under the provisions of this PLAN, must be designed and constructed in accordance with this PLAN in order for it to be counted as a conforming or complying space.

PASTORAL FARMING means the growing of grass and fodder crops and the grazing of livestock thereon but does not include INTENSIVE FARMING.

PEDESTRIAN WAY means a path on private property intended to provide pedestrian access between the private property and some other public element of the environment, e.g. a street or a reserve.

PERFORMANCE STANDARDS means those standards, terms or conditions which must be satisfied or achieved either before the lawful commencement of the activity, development, or use of the land (in which case they may also be called "development standards") or as an ongoing prerequisite to its lawful operation.

PERMANENT STREAM means the continually flowing reaches of any river or stream.

PERSONAL AND COMMERCIAL SERVICES means banks, laundry or dry cleaning services, travel agencies, real estate agencies, professional services, shoe and clothing repairs and alterations, hairdresser's premises and beauty salons, escort agency services and massage services.

PLAN means the Franklin District PLAN which is the District Plan of the Franklin District Council prepared in terms of the Resource Management Act 1991.

POULTRY means fowls, ducks, geese, turkeys and other similar domesticated birds.

POULTRY HATCHERIES (POULTRY HATCHERY) means an intensive farming operation to enable the production processing, incubation and hatching of fertilised eggs other than DOMESTIC POULTRY and includes ancillary activities and buildings including breeder and rearing sheds

PRIVATE WAY means a "private way" as defined by Section 315 of the Local Government Act 1974 which is designed to provide vehicular and/or pedestrian access to a public street, and may comprise separately owned entrance strips subject to rights of way or a separate lot (access lot) which is jointly owned and used by adjacent lots. It includes any common area defined for the purposes of providing the vehicular access for a MULTI-UNIT HOUSING development or cross lease or unit title subdivision.

PROCESSING THE PRODUCE OF THE SITE means any processing of produce, goods or materials beyond those permitted under FARM PRODUCE or HANDCRAFT but does not include HOME OCCUPATION.

PRODUCE STALL means any land, building, or part of a building, from which FARM PRODUCE or HANDCRAFT/S is/are sold or offered for sale, and includes tables, tractor, barrow, platform, box or any other structure or vehicle used for that purpose.

PROSPECTING (for MINERALS) has the meaning given in *The Crown Minerals Act 1991* which is: "any activity undertaken for the purpose of identifying land likely to contain exploitable mineral deposits or occurrences; and includes:

- (a) Geological, geochemical, and geophysical surveys; and
- (b) The taking of samples by hand or hand held methods; and
- (c) Aerial surveys"

PRODUCTION FORESTRY means the ongoing management of trees or areas for the production of timber as defined under FORESTRY.

PUBLIC GARDEN means a series of open and enclosed spaces that are designed to feature natural elements and patterns. The predominant attribute of a PUBLIC GARDEN is the use of natural materials such as vegetation, gravels, sands, rocks and water. A PUBLIC GARDEN can also incorporate sculptures, aviaries and the use of other materials within a backdrop of a predominantly natural environment. A PUBLIC GARDEN is available for viewing by the public and has a total area in excess of 5000m².

PUBLIC STORMWATER SYSTEM means the primary stormwater system under the control of Council as Network Utility Operator for the purpose of conveying stormwater to discharge at a designated point.

PUBLIC SYSTEM IS NOT AVAILABLE means that, in the opinion of Council, to connect to the PUBLIC STORMWATER SYSTEM would be unreasonable due to excess distance of it from the property boundary and/or the inability of the existing PUBLIC STORMWATER SYSTEM to cope with additional stormwater flows.

QUALIFYING NATURAL FEATURE (QNF) means:

- REMNANT INDIGENOUS VEGETATION not identified as an IDENTIFIED SIGNIFICANT NATURAL FEATURE; or
- NATURALLY FUNCTIONING FRESHWATER WETLAND not identified as an IDENTIFIED SIGNIFICANT NATURAL FEATURE; or

Within the ENVIRONMENTAL ENHANCEMENT OVERLAY AREA:

- An ecological corridor identified on Map 109Z.

RADIO COMMUNICATION has the meaning as in section 2(1) of the Telecommunications Act 1987.

RANGE OF ACTIVITIES refers to the listed Permitted, Controlled, Restricted Discretionary and Discretionary activities of the zone in which the subdivision is proposed, unless a different meaning is specified or the context clearly provides for an alternative meaning.

REGULATIONS/S refers to the *Resource Management Regulations 1991*, and their Amendments unless otherwise stated.

REMNANT INDIGENOUS VEGETATION means an area of existing regenerating or mature INDIGENOUS vegetation that is representative of the natural ecological diversity and pattern of the relevant ecological district.

RESERVE or public reserve means an area of land set apart or available for recreational, community or conservation purposes and may be subject to the *Reserves Act 1977*.

RESIDENTIAL BUILDING means any BUILDING or part of BUILDING used or intended to be used for ongoing human habitation by a HOUSEHOLD.

RESTAURANT: premises which principally involve the preparation, serving and selling of full meals and beverages for consumption on the premises, whether or not the premises are licensed under the Sale of Liquor Act 1989.

RETAIL UNIT means an individual, self contained entity engaging in RETAIL activities.

RETAILING ACTIVITIES means the sale or hire of goods or services or equipment direct to the public and "retail sales" has a corresponding meaning.

REVERSE SENSITIVITY is used to refer to the effects of the existence of sensitive activities on other activities in the vicinity, particularly by leading to restraints in the carrying on of those other activities. An example of reverse sensitivity would be where the establishment of an educational facility in proximity to a long established manufacturing plant caused the closure of the manufacturing plant as a result of the adverse effects of odour and noise.

RIDING EQUIPMENT means all the equipment or supplies which the rider of a horse needs, including, but not limited to, tack, clothing and sulkies, along with horse feed, supplements and medicines.

ROAD has the meaning set out in section 2(1) of the Resource Management Act 1991.

ROAD SEVERANCE means a parcel of land that has been separated from a larger parcel of land by the realignment of a formed public road and which is not greater than 2 hectares in area.

ROADING PLAN means all plan, cross section and long sectional drawings detailing the design of the relevant section of existing public road as outlined in Appendix 54.19.C.

The Roding Plan shall detail, as a minimum, the following elements:

- Provision of new footpaths
- Proposed street tree planting, tree species and their location
- Provision of kerb and channel
- Carriageway width
- Berm width
- Intersection layouts
- Parking space design
- Kerb build outs and formal pedestrian crossings
- Vehicle crossing design

The Roding Plan shall detail how the design is consistent with the Typical Cross Sections for Kingseat (See Design Element 3: Roads and Accessways).

Note: This roading plan will need to be approved by Auckland Transport as Road Controlling Authority under the Local Government (Auckland Council) Act 2009.

REQUIRED ROAD WORKS means the works that must be undertaken to the centreline of the adjoining public road, and which must be along the full road frontage of the Development Area in which the subdivision or development is occurring. All such works must be undertaken in accordance with a Roding Plan that has been approved as part of a resource consent application.

DEVELOPMENT AREA means those areas of land as denoted in Appendix 54.19D. In accordance with the rules in the Plan, any development or subdivision in a Development Area will necessitate the upgrading of the entire adjoining public road frontage to the centreline of that road.

RULE means a District Rule identified as such in this PLAN, unless the PLAN clearly states otherwise.

RURAL AERIAL SERVICE means any service associated with a business activity involving the take off and landing of light aircraft and helicopters for agricultural, horticultural and forestry activities and which includes a depot, base or storage area whether or not it is returned to each day or night, and from which the activity or service is normally commenced or performed. It includes but is not limited to aerial topdressing, spraying, forestry, fencing, delivery of supplies and equipment and the collection of produce but excludes services directly associated with passenger transport or tourist activities and the on-farm use of aircraft as described in the definition of RURAL AIRSTRIP.

RURAL AIRSTRIP is any area of Rural zoned land used for take off and landing of aircraft including helicopters for the purpose of servicing rural land. Such servicing includes but is not limited to aerial topdressing, forestry, fencing, delivery of farm supplies and equipment and the collection of farm produce but excludes airstrips directly associated with commercial passenger transport and any activity located in the rural zone for which resource consent is required.

RURAL INDUSTRY AND SERVICES means a business activity or service that,

1. as its principal function has a clear connection to, or provides services to:
 - rural activities, or
 - marine farming/fishing, or
2. uses raw materials derived from:
 - rural or marine activities, or
 - the natural resources on the site (excluding the extraction of topsoil and AGGREGATE EXTRACTION ACTIVITIES), and
3. may have some form of:
 - processing facility,
 - ancillary depot,
 - base or storage area,

from which the activity is normally operated or commenced.

It includes but is not limited to:

- the servicing, assembling or repair of agricultural or marine farming machinery or equipment
- the services of a trencher, post rammers or fencing contractor
- Freight or transportation services
- Storage of vehicles for hire or equipment for hire
- Sale yards
- Sawmills other than portable sawmills
- Grain Silos and feed mills
- Marine Farming equipment storage or maintenance
- Meat and poultry processing
- Dairy factory
- Processing of raw materials derived from FARMING, forestry, HORTICULTURE, INTENSIVE FARMING or marine farming/fishing activities or resources of the site (not defined as ONSITE PRIMARY PRODUCE MANUFACTURING)

But does not include any activity which qualifies as a HOME OCCUPATION or ONSITE PRIMARY PRODUCE MANUFACTURING and excludes the sale or hire of goods, RURAL AERIAL SERVICE and the processing or manufacturing of goods and products from material not directly related to or directly derived from FARMING, HORTICULTURE, INTENSIVE FARMING or marine farming/fishing activities or resources of the site. Stock yards that are an ANCILLARY ACTIVITY to FARMING (carried out on the same SITE), and PACKHOUSE and Coolstore permitted by Rule 23A.1.1 do not come under the definition of RURAL INDUSTRY AND SERVICES.

RURAL LOT means a parcel of land, not being a closed road or ROAD SEVERANCE, which is held in a separate Certificate of Title and which satisfies one of the following criteria:

- i. is at least one hectare in area;
- ii is a lot approved or granted consent by a territorial local authority;
- iii was separately recorded on the Valuation Roll of the former Franklin County Council as at 22 September 1977;
- iv had the right to erect one dwelling as a *Permitted* activity as at 30 May 1994 in terms of the Transitional District Plan of the Franklin District Council.

RURAL SERVICES means any business activity or service that has a functional connection with the agricultural activities of the Franklin District and which has some form of depot, base, or storage area, whether or not it is returned to each day or night, and from which the activity or service is normally commenced or performed. It includes but is not limited to:

- the manufacture, servicing or repair of agricultural machinery or any farming equipment;
- the services of a trencher, post-hole borer or fencing contractor;
- freight or transportation services of any kind;
- the storage of vehicles or equipment for hire;

but does not include an activity which qualifies as an HOME OCCUPATION.

SCHOOL means land and buildings used solely or predominantly for the training and education of people and ancillary activities but does not include any activity where some form of training or education occurs as an ancillary or incidental part of that main activity on the SITE, nor CHILD CARE AND LEARNING CENTRES.

SEASONAL WORKERS means part time employees engaged in FARMING or HORTICULTURE activities, including those who are part of a recognised seasonal employers scheme, shearers, pickers or those processing produce.

SEGREGATION STRIP (or SPITE STRIP) means a strip of land vested (or upon subdivision to be vested) in the Council to limit or preclude legal access directly onto an adjoining ROAD or street.

SEMI-DETACHED UNIT refers to each UNIT of a development of two or more attached RESIDENTIAL BUILDINGS, whether of one or more storeys, which is, or will be by way of freehold subdivision, the only RESIDENTIAL BUILDING or UNIT on its SITE but which shares a common (freehold) boundary with the UNIT/S to which it is attached.

SERVICE RETAIL: The sale or hire of goods or services primarily to trades people, where the activity would not be sustainable if the services to trade were removed and where the activity does not purposefully solicit private customers (as opposed to trades people).

SERVICE STATION means any SITE used predominantly for the refuelling of motor vehicles by retail and may include:

- The testing or mechanical repair and servicing of motor vehicles and domestic equipment (other than panel beating, trimming or spray painting); and
- The ancillary sale or hire of any goods or vehicles provided that the trading space devoted to their display sale or hire does not exceed the area of the forecourt canopy;
- Car wash facilities

but does not include:

- The storage of more than 6 tonnes of LIQUEFIED PETROLEUM GAS provided that a greater amount may be installed where the provisions of AS 1596:1989 are complied with;
- The selling of vehicles;
- Any activity which requires a licence under the Sale of Liquor Act 1989.

SHOW HOME means any RESIDENTIAL BUILDING placed on temporary or permanent foundations for the purpose of the temporary display or advertising of that home or that type of house; and may include relocatable signs and flags.

SIDE YARD see YARD.

SIGN means any name, figure, character, outline, spectacle, poster, placard, display, delineation, announcement, handbills, hoarding, or advertising device (including but not limited to blimps, balloons, flags and banners) used to promote or advertise information about people, places, events, products and services.

An 'animated' feature is considered to be any moving part of a sign, but does not include balloons, banners, or flags. For the purpose of Rule 15.4.3, further definition is provided:

- A road sign means a sign erected by the Council or the New Zealand Transport Agency for the purpose of providing directional or road safety information;
- A temporary sign means a sign that is erected for no more than a total of 3 months within any 12 month period, or for the purpose of real estate advertisement.

A permanent sign means a sign that is erected for a period greater than a total of 3 months in any 12 month period, except for a sign that is erected for the purpose of real estate advertisement.

SITE according to the context in which it is used, shall have whichever of the following meanings is appropriate:

- (1) An area of land comprised in a single certificate of title or in respect of which a single certificate of title could be issued without further consent from the Council provided that the allotments shown on a subdivision or survey plan for the purposes of effecting cross leases or company leases or issuing separate unit titles under the Unit Titles Act 1972 shall be deemed to be comprised in one SITE;
- (2) An area of land composed of two or more lots held together in one (or more) certificate(s) of title and where no single lot can be dealt with separately without the prior consent of the Council;
- (3) An area of land which has been defined for the purpose of transferring it from one certificate of title to another;
- (4) An area of land which is, or is to be, used or developed as one property whether or not that use or development covers the whole or a part(s) of one or more lots.

FRONT SITE means either:

- (1) A SITE whose frontage is not less than two-thirds the maximum width of the site, measured parallel to its street frontage, or
 - (2) In any Zone where a minimum frontage is not prescribed or indirectly determined by a shape factor Rule, any SITE with a frontage not less than 10 metres;
- provided that FRONT SITE shall exclude any CORNER SITE as defined below.

CORNER SITE means a SITE which lies within a general change of direction of the abutting street or streets, such change of direction being more than 45 degrees measured as shown in the diagram below.

THROUGH SITE means any SITE having two or more street frontages that are not contiguous.

REAR SITE means any SITE other than a front, corner or through SITE as defined above.

SLEEPOUT means an ACCESSORY BUILDING which is ancillary to a DWELLING HOUSE on the SITE and can include bedrooms and ablution facilities, but does not include facilities for the preparation and cooking of food (which includes a sink, bench top, oven and other facilities for a kitchen).

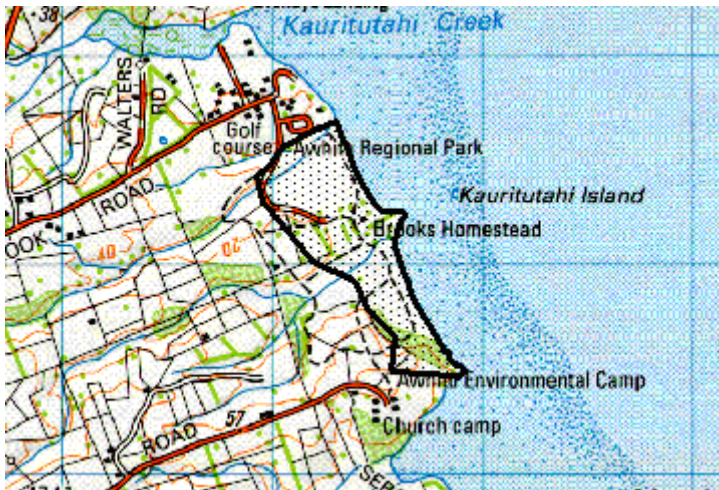
SPECIAL CHARACTER AREA means an area adjacent to the coast in a specific location which has a special coastal character which is particularly sensitive to change; as shown on the following maps.

(Refer **Coastal Protection Setback, Additional Natural Character Area and Special Character Area Diagrams**)

Andrew Pye Road Headland



Awhitu Regional Park



Clarks Beach to Seagrove



Dickey's Landing Headland / Kauri Road Headland



Ellets Beach



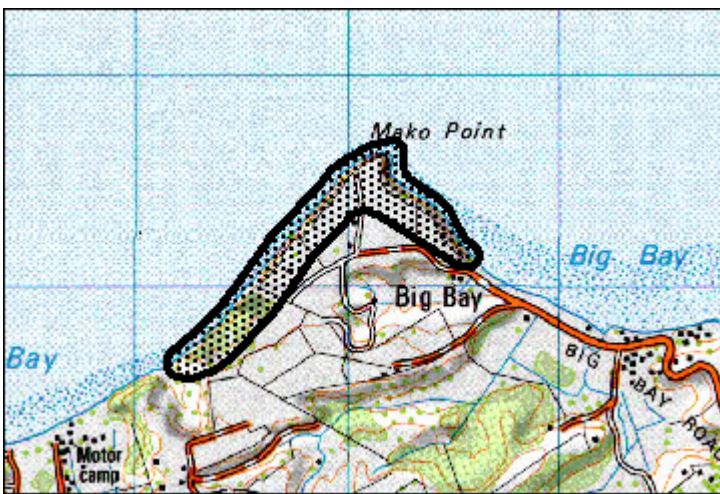
Kauri Point Headland



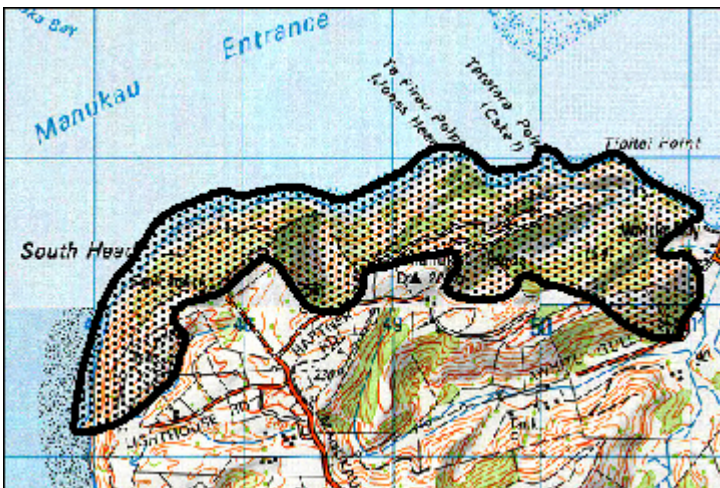
Kelly's Landing Headland



Mako Point Headland



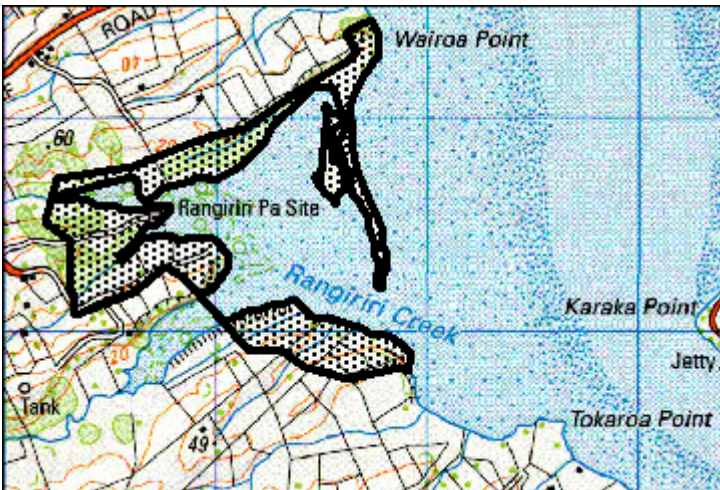
Manukau Heads, Tipitai Point, Taratara Point and Te Pirau Point



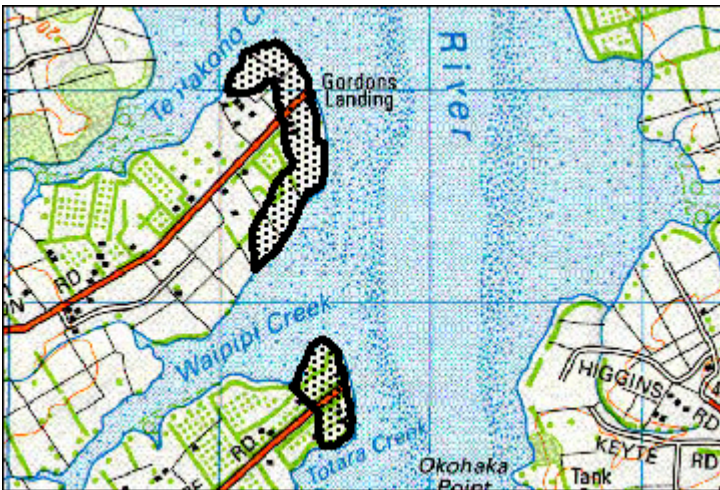
Miranda Chenier Plain



Pollok Spit



Waipipi Creek Roosts



SPECIAL HOUSING DEVELOPMENT means a residential development intended to suit the particular residential needs and characteristics of a homogenous group of people and includes any BUILDING or BUILDINGS used to provide board, lodging or any form of live-in or on-site physical or mental health support for five (5) or more people. The development may involve one or more housing or accommodation types (such as detached or attached UNITS, or boarding or shared-room accommodation) and may include ancillary facilities for medical care, recreation, fitness, counselling, training, dining, or other communal or personal services provided they are available only to the residents of the development. For the avoidance of doubt SPECIAL HOUSING DEVELOPMENT includes housing for the elderly constructed by the Council or other public body, licensed Rest Homes or "homes for the aged", "retirement villages", PAPA KAINGA, "half way houses", and housing for the physically or mentally challenged but does not include CAMPING GROUND or MOTOR CAMP.

SPECIFIED BUILDING AREA (or **IDENTIFIED BUILDING SITE** or **SPECIFIED HOUSE SITE**) means a particular type of nominated BUILDING SITE applying to a DWELLING HOUSE (or other specific type of BUILDING) and its ACCESSORY BUILDINGS. A Specified BUILDING Area may arise out of considerations of safety, flooding, visibility, rural amenity, separation from INDIGENOUS vegetation within an Environment LOT, or other site-specific criteria relating to the suitability of the SITE for a DWELLING HOUSE and BUILDINGS. A Specified BUILDING Area may be recorded on a consent notice attaching (as a condition of subdivision consent) to a title, and may be shown on Structure Plans under this District PLAN.

SUBSIDIARY DWELLING means a second or subsequent dwelling established on a SITE for use by employees engaged in FARMING or HORTICULTURE activities, SEASONAL WORKERS or DEPENDENT RELATIVE/S and for which a Resource Consent is required in order to create a dwelling right.

TAKE-AWAY: premises which principally involve the preparation, serving and selling of food and beverages for consumption off the site, but excludes a DAIRY and any activity that requires a licence under the Sale of Liquor Act 1989.

TELECOMMUNICATION has the same meaning as in section 2(1) of the Telecommunications Act 1987.

TELECOMMUNICATION LINE has the same meaning as Line in section 5 of the Telecommunications Act 2001.

TEMPORARY LIVING PLACE: see **CAMPING GROUND**

THREATENED with extinction species means indigenous species that have been evaluated and placed within any of the Threatened categories under the New Zealand Threatened Classification System (Molloy, B., Bell J.B., Clout, M., de Lange, P., Gibbs, G., Norton, D., Smith, N., Stephens, T. 2001. *Classifying species according to threat of extinction. A system for New Zealand*. Biodiversity Recovery Unit, Department of Conservation, Wellington).

THROUGH SITE see **SITE**.

TRADE SUPPLY OUTLET means a business primarily engaged in selling goods for consumption or use in the construction, modification, cladding, decoration or outfitting of buildings (other than businesses where the processing and machining of timber and other construction materials and products is carried out) and without limiting the generality of this term, includes building supply, outlets, glaziers and suppliers of kitchen, laundry, bathroom and toilet installations.

TRADESPERSON'S STORAGE means storage of plant and/or materials in connection with the business of a builder, paperhanger, plumber, electrician or other tradesperson of a like nature on the same SITE as the DWELLING HOUSE of the tradesperson who owns the store plant and/or materials, but does not include the repair and/or maintenance of plant and equipment on a regular basis.

TRANSMISSION GAS PIPELINE: a gas pipeline which has an operating pressure of over 2000 kilopascals

TRAVELLERS' ACCOMMODATION means land or BUILDINGS used for transient accommodation which is offered at a daily tariff, but does not include any ancillary facilities open to members of the general public FARM STAY ACCOMMODATION, or any activity which requires a LIQUOR LICENCE in terms of the Sale of Liquor Act 1989.

UNDER-REPRESENTED means indigenous vegetation or HABITAT TYPE of which 10 percent or less of its known or likely original extent remains in an Ecological District, or an Ecological Region or in Lands Environmental analysis or nationally.

UNIT means the RESIDENTIAL BUILDING occupied by one HOUSEHOLD.

UPGRADE (for the purpose of flood protection, land drainage and erosion control works)
Upgrading of existing flood protection, land drainage and erosion control works means the maintenance, replacement or increase in protection provided by the existing or similar structure or structures.

URBAN ENVIRONMENT ALLOTMENT has the same meaning as in section 76(4C) of the Resource Management Act 1991:

An allotment –

- (a) that is no greater than 4000m²; and
- (b) that is connected to a reticulated water supply system and a reticulated sewerage system; and
- (c) on which there is a building used for industrial or commercial purposes or as a dwellinghouse; and
- (d) that is not reserve (within the meaning of section 2(1) of the Reserves Act 1977) or subject to a conservation management plan or conservation management strategy prepared in accordance with the Conservation Act 1987 or the Reserves Act 1977.

VARIETY DISCOUNT (SUPERMARKET) MERCHANDISING means a trading activity generally involving a self-service style of retail selling of a wide range of goods and/or services of whatever classification, and may include groceries and fresh foods. The goods for sale are generally of a variety, type and price that makes them suited or attractive to virtually all households or persons. Such trading will often involve larger floor areas (over 1500 square metres) and is often characterised by the absence of large warehouse or storage areas, such that virtually all goods awaiting sale are stacked or stored within the aisles (ie customer-accessible areas) of the building. For the avoidance of doubt, retailing which is generally regarded as the activity of 'supermarket' is included in this definition.

VERSATILE LAND refers to the extent to which land is suitable for, and capable of, supporting a wide range of land use activities that can make use of natural qualities of the land especially the soils physical and structural characteristics.

Note: Versatile land is generally referred to in the Land Use Capability Survey Handbook, 3rd edition 2008 as Class I, II and IIIe.

VETERINARY CENTRE means premises used by one or more registered veterinary surgeon and may include the keeping of animals overnight or an animal hospital.

WAAHI TAPU and **WAAHI TAPU AREA** have the meanings given by the *Historic Places Act 1993*.

WASTE MANAGEMENT means activities relating to the minimisation or reduction of waste material and reuse, recycling, recovery, treatment, storage and disposal processes.

WATER SENSITIVE DESIGN means an approach to freshwater management that is applied to land use planning and development that seeks to protect and enhance natural freshwater systems, sustainably manage water resources and mimic natural processes to achieve enhanced outcomes for ecosystems and our communities.

Water sensitive design approaches:

- utilise and maintain, enhance or restore natural freshwater systems
- minimise hydrological changes to, and the adverse effects of land use development on, natural freshwater systems
- mimic natural processes and minimise the requirement for hard constructed infrastructure to manage stormwater runoff
- maintain, enhance or restore amenity, open space and other community and cultural values.

WETLAND means the same as the definition in the definitions section (section 2) of the Resource Management Act.

WHOLESALE: Sale of goods in large quantities to RETAILERS.

WHOLESALE UNIT means an individual, self-contained entity engaging in WHOLESALE activities.

WORKSHOPS AND WORKROOMS means buildings or rooms in which articles, goods or produce are assembled, fabricated, prepared and/or repaired within the Kingseat Structure Plan Area.

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 provided that eaves may overhang by up to 650mm.

- **COASTAL PROTECTION YARD** means an open space extending along the full length of the sea and its bays, inlets and tidal creeks or rivers, which adjoins the mean high water mark, or in the case of the Manukau Harbour, the line of mean high water spring tide and does not include any front, side or rear YARD which may abut that space;
- **FRONT YARD** means a YARD between the street boundary and a line parallel thereto and extending across the full width of the SITE provided that where any BUILDING line is shown on the PLAN Maps this line shall be substituted for the existing street boundary for the purpose of ascertaining the commencement position of any front YARD depth;
- **REAR YARD** means a YARD in any SITE other than a corner SITE, between the rear boundary of the SITE and a line parallel to that boundary extending across the full width of the SITE, provided that a rear YARD in respect of any rear SITE means a continuous YARD bounded by all the boundaries of the net SITE area;
- **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 being a street frontage shall be deemed to be a side boundary.

YARD-BASED ACTIVITY means any commercial or RETAILING ACTIVITIES predominantly involving outdoor display or storage.

50.1 VEGETATION AND HABITAT TYPE DEFINITIONS

Vegetation units as far as possible should follow descriptions contained within Auckland Regional Council. 2004. Awhitu and Manukau Ecological Districts: Indigenous Vegetation Survey, Volume I. These are as follows:

50.1.1 CONIFER FOREST

Advanced secondary forest dominated by pole conifers (totara, rimu, tanekaha, kahikatea, matai, miro). Some areas are pure stands, but a mixture of two or more podocarps is more common. Broadleaved species including puriri, tawa, karaka, mangeao, kohekohe and pukatea also contribute to the canopy.

(i) *Totara forest*

Totara is the dominant conifer. Broadleaved species and other conifer species may also be present but only as minor components.

(ii) *Kahikatea forest*

Kahikatea is the dominant conifer. Broadleaved species and other conifer species may be present but only as minor component.

(iii) *Conifer forest*

Conifer-dominated forest with mixtures of two or more podocarp species. Broadleaved species and other conifer species may be present but only as minor components.

(iv) *Conifer / broadleaved forest*

Broadleaved species make up most of the canopy with plentiful emergent conifers including rimu, matai, miro, kahikatea, and totara.

(v) *Broadleaved-conifer*

Broadleaved species dominate the canopy, with frequent pole conifers throughout.

(vi) *Kanuka-conifer*

Kanuka-dominant canopy, with scattered pole conifers emerging as well as having scattered emergent rewarewa.

50.1.2 TARAIRE FOREST

Logged primary taraire-dominated forest. Broadleaved species present include puriri, tawa, karaka, mangeao, kohekohe and pukatea in varying mixtures and densities, ranging from a small component of the canopy to co-dominance. Regenerating conifer species (totara, kahikatea, rimu, tanekaha, matai) are present in some areas, ranging from scattered to common. Emergent rewarewa is a dominant visual feature, but only makes up a small component of the canopy.

(i) *Taraire forest*

Taraire-dominated forest with other scattered broadleaved and conifer species in the canopy.

(ii) *Conifer/ taraire*

Forest with abundant emergent pole conifer over a mainly taraire canopy. Some other broadleaved species are scattered throughout the canopy.

(iii) *Conifer/ broadleaved-taraire*

Abundant pole conifers emergent over a broadleaved and taraire canopy.

(iv) *Taraire-broadleaved*

Taraire-dominated forest with other broadleaved species common. Small numbers of pole conifers scattered throughout.

(v) *Taraire-broadleaved-conifer*

Taraire-dominated forest with other broadleaved species a major component. Pole conifers

also occur in the canopy.

50.1.3 TAWA FOREST

Consists of the residue left after selective removal of conifers to leave a largely tawa-dominant residue, i.e. logging of rimu-tawa forest, some rimu-matai-broadleaved forest types or some steep land conifer-broadleaved forest types. Tawa is generally dominant with lesser amounts of kamahi, northern rata, hinau, rewarewa and maire, interspersed with dense regrowth of shrubs such as *Pseudopanax* spp., putaputaweta, wineberry etc. on old skids and logging tracks.

50.1.4 KAURI FOREST

Logged primary and advanced secondary forest with kauri as either the dominant species, or as a component of the canopy. Kauri can be abundant, forming dense pole stands of rickers, with small amounts of other species, mainly conifers (totara, kahikatea, rimu, tanekaha, matai, miro), present. Forests dominated by taraire or broadleaved species (puriri, tawa, karaka, mangeao, kohekohe, pukatea) with kauri as a component are also included here, the mixtures varying considerably. No primary kauri forest remains in the district, only very occasional large trees.

(i) *Kauri (conifer)*

Kauri-dominated forest with other conifer species (totara, kahikatea, rimu, tanekaha, matai, miro) frequent in the canopy. Some broadleaved species occur but only as a minor component, usually in the sub canopy or under storey.

(ii) *Kauri / taraire*

Kauri over a taraire-dominant canopy. Broadleaved trees and conifers are scattered throughout.

(iii) *Kauri / broadleaved-(conifer)*

Pole kauri is emergent over a broadleaved-dominated canopy. Young conifer species are scattered amongst the canopy but are not emergent. Occasional kanuka occur around the edges of some remnants.

(iv) *Kanuka-kauri*

Advanced secondary forest with kanuka and kauri as the dominant canopy species (or at least major components). Broadleaved and conifer species are scattered throughout the canopy but are not a major component.

50.1.5 POHUTUKAWA FOREST

Primary or advanced secondary forest with pohutukawa either the dominant species of the canopy or a major component. Broadleaved species (puriri, tawa, karaka, mangeao, kohekohe, pukatea, rewarewa) are always present in the canopy, ranging from infrequent to co-dominant. Conifer species (totara, kahikatea, rimu, tanekaha, matai, miro) are present in some remnants and range from being scattered to abundant.

(i) *Pohutukawa*

Pohutukawa-dominated forest with a small component of broadleaved species scattered throughout the canopy.

(ii) *Broadleaved-pohutukawa*

Broadleaved species (puriri, tawa, karaka, mangeao, kohekohe, pukatea, rewarewa) dominate the canopy; they vary in composition, with pohutukawa as a component.

(iii) *Conifer / pohutukawa*

Abundant emergent pole conifer, over a canopy dominated by pohutukawa with broadleaved species as a minor component.

(iv) *Broadleaved-conifer-(pohutukawa)*

Broadleaved species (puriri, tawa, karaka, mangeao, kohekohe, pukatea, rewarewa) dominate the canopy with frequent pole conifers throughout. Pohutukawa is present but makes up a small component of the canopy.

50.1.6 BROADLEAVED FOREST

Logged primary forest or advanced secondary broadleaved forest with puriri, tawa, karaka, mangeao, kohekohe, pukatea and rewarewa dominating the canopy. The patterns of dominance vary considerably throughout the district.

(i) *Broadleaved forest*

Broadleaved species (puriri, tawa, karaka, mangeao, kohekohe, pukatea, rewarewa) dominate the canopy. Scattered pole conifers are sometimes present.

(ii) *Swamp forest*

Broadleaved species, especially pukatea and including swamp maire, dominate the canopy, often with adventive weed species (e.g., willow (*Salix* spp.) co-dominant.

50.1.7 KANUKA SCRUB/ FOREST

Young secondary vegetation dominated by kanuka; either low forest or scrub. Typically pure kanuka with few other species. Broadleaved species tend to be more common in older vegetation or in gullies.

(i) *Kanuka*

Kanuka-dominated forest and/ or scrub, with small amounts of either broadleaved or conifer species.

(ii) *Kanuka-broadleaved*

Forest with kanuka dominant or a major component, and broadleaved species forming a substantial component of the canopy.

50.1.8 WETLANDS(i) *Salt water*

Mangrove is generally the only woody plant in the strongly saline estuarine areas.

(ii) *Freshwater*

Raupo, *Juncus* spp., flax, *Baumea* spp., and/ or *Typha orientalis* dominate the sedgeland, with scattered willow (*Salix* spp.) stands and cabbage tree, often surrounding small lakes.

50.1.9 FLAXLAND

Flax-dominated vegetation on steep slopes with occasional coastal five-finger emergent. Open areas are dominated by hard fern and bracken.

50.1.10 EXOTIC FRESHWATER WETLANDS

Resulted from the invasion generally by grey and/or crack willow of any of the freshwater wetland units. The composition is variable, depending on the composition of the original wetland, but as time progresses is drastically altered as a dense, even canopy of willow develops. Crack willow usually dominates alongside river channels where there is more water movement and higher nutrient status, and grey willow is more common where fertility is lower, eg in backwaters and on areas of peat accumulation. Extensive stands containing alder as well as willow are found in the lowermost reaches of the Waikato River.

50.1.11 COASTAL CLIFF

Flax dominates with pohutukawa co dominant on lower slopes, and coastal five-finger, kawakawa, hangehange, mahoe and tree lupin common. On upper slopes flax is dominant, with few woody species present. Hard fern, bracken, tree lupin, pohuehue and *Isolepis nodosa* dominate open areas. Cliffs are

very unstable with scattered vegetation.

50.1.12 LAKE

Freshwater dune lakes and associated aquatic vegetation.

50.1.13 MIXED NATIVE/ EXOTIC

Has generally arisen after partial clearing of forest for agriculture areas of vegetation dominated by adventive species including gorse, woolly nightshade, radiata pine and *Tradescantia*. These areas typically have only a small component of young secondary native vegetation.

50.1.14 TREEFERN 'SCRUB'

Consists of scattered tree ferns emergent over a layer of shrubby species such as rangiora, mahoe, manuka and fivefinger, with varying amounts of pasture species.

50.1.15 PRIMARY TUSSOCKLAND

Spinifex Tussockland

Spinifex occurring on dunes. Pingao occurs very locally, but species such as *Coprosma acerosa*, *Muehlenbeckia complexa*, *Calystegia soldanella*, and a range of adventure herbs are locally abundant.

50.1.16 EXOTIC TUSSOCKLAND

Marram Tussockland

Occurs on unstable coastal dunes, mainly on the west coast. Marram is the dominant species, but spinifex may also be present, as may other species as listed under spinifex tussockland.

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