

**24.0 GLOSSARY..... 1**



## 24.0 GLOSSARY

This section provides the meaning of words used in this Plan. The use of italics indicates that meanings have been taken directly from Section 2 of the Resource Management Act 1991 or, where specified, other relevant legislation. Any term or expression not defined in this Plan but which is defined by the Act shall have the meaning given to it by the Act. Terms not defined in this Glossary or the Act, have been defined using the Oxford English Reference Dictionary (1995).

TERM	DEFINITION
<i>Access strip</i>	<i>in relation to a rear site, an area of land extending from the road frontage to provide access to that site.</i>
Accessory building	in relation to any site, a building or structure, the use of which is incidental to any lawful activity under the Act or use on that site, and includes a private garage.
Act (The Act)	the Resource Management Act 1991 and includes any amendments.
Adaptation	modifying a place to suit it to a compatible use, involving the least possible loss of cultural heritage value
Adaptive reuse	an activity which involves no change to culturally significant fabric, changes which are substantially reversible or changes which make a minimal impact
Additional capacity (Financial Contribution)	extra capacity is designed into the infrastructural network to accommodate future development not within the boundaries subdivision or development forming the subject of the Resource Consent application
Adjacent	means contiguous with
Adjusted Threshold	the amount (mass in tonnes or m <sup>3</sup> , at kPa and 20°C, for compressed gases) of a substance that has been assessed as generating no significant off-site effects in a heavy industrial area after considering site and substance-specific conditions.
Adjustment factor	the product of the individual factors for each Effects Group (i.e. Fire/Explosion, Human Health and Environment) that increase or decrease the likelihood and consequences of the release of a hazardous or environmentally damaging substance.
Aerial	is a device made of rods or wire, which receives or sends out telecommunications, television or radio signals.
Air Noise Boundary	a defined area around an airport within which the current or future daily amount of airport noise exposure will be sufficiently high as to require appropriate land use controls, (average night weighted sound exposure over a 24 hour period = 65Ldn)
Air Quality Plan	the Regional Air Quality Management Plan for the Gisborne District (operative or proposed) and includes any amendments.
<i>Allotment</i>	<i>has the same meaning as Section 2 and 218 of the Act</i>
Alter	in relation to a building, includes to rebuild, re-erect, repair, enlarge and extend; and "alteration" has a corresponding meaning. (Building Act 1991).
Alteration	in relation to any network utility, is to modify any existing structure or device so as to change its scale, function, intensity or character.  In relation to Chapter 3 – Post European Contact and Central Business District Heritage Items – alteration means any obscuring, defacing or damaging of, or any change, removal or addition to, the heritage fabric, excluding the attaching, painting, alteration or removal of signs.
<i>Amenity values</i>	<i>those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes</i>
Annual Average Daily Traffic (AADT)	Annual Average Daily Traffic means the total annual traffic volume divided by 365.

TERM	DEFINITION
Antenna	that part of a radio communication facility or telecommunication facility used for transmission or reception including dish antennas and antenna mountings but not any supporting mast or similar structure.
Anticipated Environmental Result	the intended result or outcome on the environment as a consequence of implementing the policy, or policies and methods of implementation. It provides a means of assessing the success of the objectives, policies and methods
Archaeological site	any place in New Zealand that was associated with human activity that occurred before 1900 or is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand.
Architectural detailing	shall mean facades broken in several planes, window and front door features (other than garage doors), more than one colour and material in façade treatment, roof line expressing variable building architecture. Typically this building will be the main office for an industrial development with architecture worthy of show-casing
Average recurrence interval	the average or expected value of the period (in years) between exceedences of a given discharge. This period is itself a random variant.
Awapuni Road area	area zoned Outer Commercial between Awapuni Road, Grey Street, Stanley Road and the Waikanāe Stream.
Bank	the sloping raised area of land at the edge of, and within the bed of the river which acts to contain the flow. This area may be submerged and/or above the normal flow but may be completely or partially covered when the river is in its fullest flow.
Barrier Island	a bank that lies parallel to the coastline that is not submerged by the tide, and is high enough to permit dune development.
Base Threshold	the amount (mass in tonnes or m <sup>3</sup> , at 101.3 kPA and 20°C, for compressed gases) of a substance that has been assessed as generating no significant off-site effects in a heavy industrial area before considering site and substance-specific conditions.
Batter	slope immediately above or below a track or road
Bed	<p>(a) <i>In relation to any river -</i></p> <p>i) For the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks;</p> <p>ii) In all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and</p> <p>(b) <i>In relation to any lake, except a lake controlled by artificial means, -</i></p> <p>i) For the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin;</p> <p>ii) In all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and</p> <p>(c) <i>In relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and</i></p> <p>(d) <i>In relation to the sea, the submarine areas covered by the internal waters and the territorial sea;)</i></p>
Bioaccumulation	the accumulation of a substance within the tissues of living organisms.
Blading	is the leveling of a line for activities such as fence lines, firebreaks or pipelines. These usually follow ridgelines and disturbance is minimal.
Boarding house	a residential building in which board and lodging or lodging alone is provided or intended to be provided for five or more boarders (other than family members of the occupier or person in control of the building) and which provides a permanent address or is a principal place of residence of the boarders or lodgers, and does not include facilities for sale of liquor.
Buffer area	Shall indicate an area around the single point which denotes an

TERM	DEFINITION
	<p>archaeological or waahi tapu site on the planning maps. The full extent of the site itself will usually be contained within the boundaries of the buffer area. However this cannot be guaranteed. The site location point and buffer area are intended to be indicative only and the provisions of the Historic Places Act 1991 shall apply regardless of rules in this Plan.</p> <p>The buffer area for each archaeological site and each waahi tapu site shall be an area (usually a circle) surrounding each site. The diameter of the circle is determined by applying the buffer distance (diameter (m)) specified in Appendix 1 (archaeological sites) and Appendix 2 (waahi tapu sites). For sites where the buffer distance comprises distances which vary according to direction or landmark, these shall be applied to form an approximate ring around the site.</p>
Building	<p>an enclosed or partially enclosed structure built with a roof. A building shall not include:</p> <ul style="list-style-type: none"> <li>i) play or sporting equipment and letterboxes;</li> <li>ii) any pergola, or any temporary storage stack of goods or materials to be used for the erection, repair or alteration of a building.</li> </ul> <p>Refer also to Residential Buildings</p>
Camp ground	<p>any area of land used or intended to be used for rent, hire or otherwise for reward by holiday makers, for the purpose of temporarily placing or erecting on the land two or more tents, caravans or other mobile accommodation, and includes cabins. Campgrounds may include shops, restaurants and other facilities for the exclusive use of people being accommodated on the property.</p>
Canopy	<p>In relation to Chapter 6 – Soil Conservation means: the combined, but not necessarily contiguous cover formed collectively by the crowns of individual trees or shrubs. Also see definition of closed canopy.</p>
Carcinogen	<p>a carcinogenic substance that causes a statistically significant increase in the incidence of tumors.</p>
Carriageway	<p>that part of a formed road intended for vehicular use.</p>
Channel	<p>flowpath of water within the boundaries of the bed of a lake, river or wetland.</p>
Class I loadings	<p>as defined in the Heavy Motor Vehicle Regulations (1974).</p>
Classroom equivalent	<p>in relation to parking and loading provisions, means thirty full time students.</p>
Clearance and maintenance	<p>in relation to Rule 7.7.13, includes the removal of accumulated soil, silt, gravel, rubbish and other debris from the bed</p>
Closed Canopy	<p>shrub or tree vegetation at least 2 metres tall in a continuous canopy, allowing for minor breaks due to natural processes of up to 20% of the total canopy area.</p>
Clubrooms	<p>any place or building on reserve land where club members gather that is authorised to sell or supply liquor under the Sale of Liquor Act (1989).</p>
Coastal environment	<p>the area described as coastal environment in Appendix Two to the Gisborne District Council Proposed Regional Coastal Environment Plan 1997, and all land between the line of Mean High Water Spring and the Coastal Environment Overlay boundary as mapped in the Rural and Urban Planning Maps to the Proposed Combined Regional Land and District Plan.</p>
<i>Coastal marine area</i>	<p><i>the foreshore, seabed, and coastal water, and the air space above the water -</i></p> <p><i>Of which the seaward boundary is the outer limits of the territorial sea:</i></p> <p><i>Of which the landward boundary is the line of mean high water springs, except that where that line crosses a river, the landward boundary at that point shall be whichever is the lesser of -</i></p> <ul style="list-style-type: none"> <li>i) One kilometre upstream from the mouth of the river; or</li> <li>ii) The point upstream that is calculated by multiplying the width of the river mouth by 5</li> </ul>
Commercial fishing activities	<p>means harvesting, landing, storage and processing of marine produce</p>

TERM	DEFINITION
	and includes the maintenance, storage and repair of commercial fishing equipment, and the sale of produce as a subsidiary activity to processing.
Community facilities	places of private and public gathering for purposes such as deliberation, social entertainment, club meetings and associated activity, hospitals and health centres, scout/guide halls or similar activities and includes such buildings as arts, cultural, religious and community premises, conference rooms and club meeting rooms.
Community facilities (Reserves)	any building or structure on reserve land that provides for people to gather for purposes such as deliberation, social entertainment, club meetings and associated activity, mobile community healthcare workers, scout halls or similar and includes such buildings as arts and cultural community premises, tourist information centres, conference rooms and club meeting rooms.
<i>Consent authority</i>	<i>the Gisborne District Council or any committee, subcommittee or person to whom the Council's powers, duties and discretions under the Act have been delegated.</i>
Conservation	the processes of caring for a place so as to safeguard its cultural heritage value
Conservation plan	a document establishing the significance of a heritage item or a heritage conservation area and policies to retain that significance. It can include guidelines for additional development or maintenance associated with the heritage item or conservation area
Conservation values	includes but is not limited to flora and fauna and their habitats, ecosystems, landscape, landforms and heritage items
<i>Construction</i>	<p><i>in relation to Chapter 11, Noise: any work in connection with the construction, erection, installation, carrying out, repair, maintenance, cleaning, painting, renewal, alteration, dismantling or demolition of:</i></p> <p><i>any building, erection, edifice, structure, wall, fence, or chimney, whether construction wholly or partially above or below ground;</i></p> <p><i>any road, motorway, harbour works, railway, cableway, tramway, canal or aerodrome;</i></p> <p><i>any drainage, irrigation, or river control work;</i></p> <p><i>any electricity, water, gas, telephone or telegraph reticulation;</i></p> <p><i>any bridge, viaduct, dam, reservoir, earthworks, pipeline, aqueduct, culvert, drive, shaft, tunnel, or reclamation;</i></p> <p><i>any scaffolding;</i></p> <p><i>and includes any work in connection with any excavation, site preparation or preparatory work carried out for the purposes of any construction work; and also includes use of any plant, tools, gear, or materials for the purpose of any construction work.</i></p>
<i>Contaminated Site</i>	A site at which hazardous substances occur at concentrations above background levels and where assessment indicates it poses or is likely to pose an immediate or long-term hazard to human health or the environment.
<i>Contaminant</i>	<p><i>includes any substance (including gases, liquids, solids and micro-organisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar or other substances, energy or heat-</i></p> <p><i>(a) when discharged into water, changes or is likely to change the physical, chemical or biological condition of the water; or</i></p> <p><i>(b) when discharged onto or into land or into air, changes or is likely to change the physical, chemical or biological condition of the land or air onto or into which it is discharged.</i></p>
Contiguous	adjoining or neighbouring or touching.
<i>Controlled activity</i>	<p><i>an activity which is provided for as a controlled activity by a rule in a plan or proposed plan; and</i></p> <p><i>Complies with the standards and terms specified in a plan or proposed plan for such activities; and</i></p>

TERM	DEFINITION
	<i>Is assessed according to matters the consent authority has reserved control over in a plan or proposed plan; and Is allowed only if a resource consent is obtained in respect of that activity.</i>
Corner site	a site with frontages adjoining two roads.
Council	the Gisborne District Council
Cultural heritage value	possessing historical, archaeological, architectural, technological, aesthetic, scientific, spiritual, social, traditional or other special cultural significance associated with human activity and in particular is associated with archaeological sites and areas, waahi tapu and waahi tapu areas, heritage buildings, places, precincts and cultural landscapes.
Cutoffs	shallow channels constructed for the purpose of removing surface water, preventing accumulation
Cuts	earthworks which remove part of the side of a hill, usually to create a flat area or area of uniform slope
dB	decibels - a non – dimensional unit used to express the relative magnitude of sound powers and sound pressures
dBA	decibels measured with a A-frequency-weighted sound pressure
dbh	diameter at breast height.
Demolition	in relation to Cultural Heritage, defacing, destroying or dismantling of a heritage item or a component of a heritage conservation area in whole or in part.
Development	In relation to Chapter 8, the development or redevelopment (other than subdivision) by:  Constructing, erecting or altering any one or more buildings or other works for the purpose of providing additional household units; or  Constructing, erecting or altering any one or more buildings, fixed plant and material, or the carrying out of other works (including mining and other activities in, on and under the land) intended to be used solely or principally for administrative, commercial, rural or industrial activities, educational and health institutions or any combination of those activities.
Discharge	<i>includes emit, deposit, and allow to escape</i>
Discretionary Activity (Unrestricted)	<i>an activity - (a) Which is provided for, as a discretionary activity, by a rule in a plan or proposed plan; and (b) Which is allowed only if a resource consent is obtained in respect of that activity; and (c) Which may have standards and terms specified in a plan or proposed plan; and (d) In respect of which the consent authority may restrict the exercise of its discretion to those matters specified in a plan or proposed plan for that activity but in respect of which the Consent Authority has <u>not</u> restricted the exercise of its discretion.</i>
Discretionary Activity (Restricted)	<i>an activity - (a) Which is provided for, as a discretionary activity, by a rule in a plan or proposed plan; and (b) Which is allowed only if a resource consent is obtained in respect of that activity; and (c) Which may have standards and terms specified in a plan or proposed plan; and (d) In respect of which the consent authority may restrict the exercise of its discretion to those matters specified in a plan or proposed plan for that activity and in respect of which the Consent Authority <u>has</u> restricted the exercise of its discretion</i>

TERM	DEFINITION
District	the district administered by the Gisborne District Council as shown on plan SO 8378, except that the area covered by the CMA is excluded.
<i>District rule</i>	<i>a rule made as part of a district plan in accordance with section 76 of the Act.</i>
Drain	any natural channel which has been modified to lower the water table or divert water.
Dwelling Curtilage	means an area used principally for domestic purposes that is attached to and includes an existing dwelling. The curtilage shall be permanently fenced to exclude livestock, and the dwelling shall be no more than 10 metres from the curtilage fenceline located closest to the property boundary.
Dwelling unit	the self-contained home or residence of a single housekeeping unit, whether of one or more persons comprising 60 square metres or more gross floor area.
Early-learning and child-care facilities	premises used for the care or education or welfare of four or more children under the age of seven, including but not limited to kindergartens, playcentres, kohanga reo and licensed childcare centres.
East Coast Forestry Project	The East Coast Forestry Project (ECFP) introduced by central government in 1992 to address Gisborne District's erosion problem, including any reviewed or successor programme, that provides financial assistance to landowners at either substantially the same level of funding as available for the ECFP 2006 tender rounds (with adjustments for inflation), or is sufficient to meet a minimum of 70% of total costs of implementing the works or works plan.
Ecological District	A local part of New Zealand where geological, topographical, climatic, and biological features and processes, including the broad cultural pattern, interrelate to produce a characteristic landscape and range of biological communities.  It represents the level for assessing representativeness of major ecosystem types in the Department of Conservation's national network of Protected Natural Areas Programme. New Zealand has been subdivided into 268 such districts. The Gisborne District includes part or all of the Pukeamaru, Turanga, Matawai, Tiniroto, Motu and Waiapu Ecological Districts
Ecosystem	a dynamic complex of plant, animal and micro-organism communities and their non-living environment interacting as a functional unit. Includes people and communities.
Ecotoxicity	the adverse toxic effects on ecosystems or ecological communities, ecosystem and living organisms.
Educational institutions	any place or building where learning activities are conducted. Such facilities including early-learning and child-care facilities, primary, secondary and tertiary institutions and institutions delivering educational services for special needs groups such as unemployed, youth, elderly or disabled groups.
<i>Effect</i>	<i>unless the context otherwise requires, the term "effect", includes -</i> <i>(a) Any positive or adverse effect; and</i> <i>(b) Any temporary or permanent effect; and</i> <i>(c) Any past, present, or future effect; and</i> <i>(d) Any cumulative effect which arises over time or in combination with other effects -</i> <i>regardless of the scale, intensity, duration, or frequency of the effect, and also includes -</i> <i>(e) Any potential effect of high probability; and</i> <i>(f) Any potential effect of low probability which has a high potential impact.</i>
Effective Tree Cover	In relation to Chapter 6 – Soil Conservation means:

TERM	DEFINITION
	<p>(i) Trees or shrubs deliberately placed and protected so that within 10 years they, in combination with any existing trees and shrubs, will have formed a canopy and root network sufficient to provide protection from soil erosion:</p> <ul style="list-style-type: none"> <li>- similar to that occurring under natural undisturbed forest cover on equivalent land; and</li> <li>- resulting from weather conditions up to an expected 1:10 year intensity; <i>or</i></li> </ul> <p>(ii) Trees or shrubs mainly of indigenous species being already established, and/or in a context and management regime where their establishment is expected within 10 years in sufficient density to form a closed canopy and root network; <i>or</i></p> <p>(iii) Any combination of (i) and (ii) and direct seeding (oversowing) with indigenous or introduced species.</p>
Effects Group	<p>one of 3 groups of effects generated when a hazardous or environmentally damaging substance is released:</p> <ul style="list-style-type: none"> <li>(a) Fire/Explosion Effects Group</li> <li>(b) Human Health Effects Group</li> <li>(c) Environmental Effects Group</li> </ul>
Effects Ratio	<p>a dimensionless number representing the intrinsic hazard of a substance (Base Threshold) adjusted for the proposed quantity of a substance or to be used or stored, and the site specific facts (<u>adjustment factors</u>) that contribute to the overall effects or using or storing a hazardous substance. The Total Effects Ratio is the sum of all effects ratios for substances in each effects group.</p>
Emergency Plans	<p>a document serving as an emergency response guide by identifying and cataloguing the elements required to respond to in an emergency, and defining responsibilities and specific tasks in an emergency.</p>
<i>Employee Facilities</i>	<p><i>Facilities for ablutions, preparation and consumption of food and rest areas for people employed on the site.</i></p>
<i>Environment</i>	<p><i>includes -</i></p> <ul style="list-style-type: none"> <li><i>(a) Ecosystems and their constituent parts, including people and communities; and</i></li> <li><i>(b) All natural and physical resources; and</i></li> <li><i>(c) Amenity values; and</i></li> <li><i>(d) The social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) of this definition or which are affected by those matters</i></li> </ul>
Environment Environmentally Damaging Substance	<p>any substance which, by effects other than toxicity, is able to damage an ecosystem (for example, milk or oil).</p>
Environmentally Persistent Substance	<p>the resistance of a hazardous substance to the natural breakdown in the environment. The measure used for environmental persistence in this document is the BOD<sub>5</sub>/COD ratio.</p>
Environmentally Sensitive Areas	<p>areas judged by the local community and/or regulatory authority to be subject to low risks, or requiring additional safeguards when undertaking activities exceeding the specified low risk. Environmentally sensitive areas may include aquifers, waterways, wetlands, coastal environments, special ecosystems or species habitats.</p>
Erosion	<p>the processes of the wearing away of the land surface (including soil, regolith or bedrock) by natural agents and the transport of the derived material. Erosion includes erosion from natural causes, and erosion induced or accelerated by human activity.</p>
<i>Esplanade reserve resource</i>	<p>The overall distribution and location of esplanade reserves/esplanade strips/<u>access strips</u> and the potential for these to be linked to form a number of continuous areas which can be used for conservation purposes, public access or recreational use.</p>
<i>Esplanade reserve</i>	<p><i>(a) a reserve which is either -</i></p>

TERM	DEFINITION
	i) a local purpose reserve within the meaning of Section 23 of the Reserves Act 1977, if vested in the territorial authority under Section 229 of the Act; or ii) a reserve vested in the Crown or a regional council under Section 237D of the Act; and (b) which is vested in the territorial authority, regional council or the Crown for a purpose or pursuit set out in Section 229 of the Act.
Esplanade strip	a strip of land created by the registration of an instrument in accordance with Section 232 of the Act for a purpose or purposes set out in Section 229 of the CT.
Essential port activities	shall mean loading or unloading of cargo onto or off ships, and the operation of machinery essential to these activities provided that the best practicable option is adopted to ensure noise is minimised. This plant is assumed to operate 24 hours. Chippers and debarkers are excluded as they could be treated as necessary to reduce noise emissions.
Essential unscheduled engine testing	engine testing undertaken whilst maintaining or repairing an aircraft where the postponement of the maintenance or repairs would delay any pre-arranged flight operations.
Establishment Works	Means works undertaken to establish Effective Tree Cover, including planting, fencing and initial plant and animal pest control. Refer also to the definition of Works.
Exploration	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 mineral 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 occurrences; and "to explore" has a corresponding meaning.
Explanation	an explanation of the policy or policies and the reason for adopting the objectives, policies and methods of implementation to which the explanation relates. The explanations are intended to facilitate understanding of the objectives, policies and methods and should not be used as a mechanism to extend or distort the meaning or intent of the objectives, policies and methods.
Exploration and development (appraisal) well drilling:	includes the further physical investigation of hydrocarbon resources by well drilling, well testing and some initial interim production and storage.
External boundary	in relation to Chapter 12, for the purpose of papakainga and marae development shall be the legal boundaries, which define the extent of property. This shall include internal boundaries where only a portion of the Maori land is included in the papakainga development. Boundaries within the property used exclusively by individual shareholders as part of the papakainga development shall be identified as internal boundaries.
Farming	means a land-based activity for the production of livestock or plants and includes: (a) The cleaning, sorting, grading, packing and storage of produce in an unprocessed form, from the property on which it is produced and within a structure of gross floor area of 250m <sup>2</sup> or less; (b) The housing and care and use of farm machinery and vehicles required for farming the property on which they are located; (c) Plantation forestry, horticultural produce and cropping; (d) Any activity associated with the growing, harvesting and processing of grapes or grape products for the commercial production of wine or other uses primarily from the property on which it is produced and within a structure with a gross floor area of 250m <sup>2</sup> or less.
Farm produce	food or any other agricultural material grown in usually large quantities to be sold. Produce may be in processed or unprocessed form provided that all processing has occurred on the property on which it is offered for sale.

TERM	DEFINITION
Fill	deposit of material from earthworks
Floor area ratio	the ratio between the area of the site and the total gross floor area of all buildings erected or proposed to be erected on a site. Floor area ratio is written as: Total Area of the Site: Total Gross Floor Area.
Freedom camping	any area of land intended to be used without rent, hire or reward by holiday-makers for the purpose of temporarily placing on the land tents, caravans or other mobile accommodation.
Frequency	a measure (in Hertz) of the repetition rate of components of an acoustic oscillation expressing the number of cycles per second.
Front site	A site where at least one boundary adjoins a road.
Front yard	the area of land between the road boundary and a line equidistant therefrom, and extending across the full width of the site. Where there is a building line restriction shown in the District Plan then this shall, for the purposes of all front yard requirements, be substituted for existing roadline.
Geological and geophysical prospecting	includes the review of survey data and field reconnaissance and seismic survey of hydrocarbon resources by fibroses or shot holing.
Gisborne Urban Ridgeline Overlay	Those prominent ridgelines in the Gisborne urban area which have been identified to have landscape values, and are identified on the Rural and Urban Planning Maps
Gross Floor Area (GFA)	the sum of the gross area of the floor or floors of a building or buildings (including void areas in those floors, such as lift or service shafts) measured from the exterior faces of exterior walls, or from the centre line of walls separating two buildings.  For the purposes of calculating parking spaces, Gross Floor Area excludes the internal dimensions of any internal parking space for vehicles, such as garages.
Ground level	in relation to height standards, shall be the natural ground level or the finished ground level for a newly created allotment.
Ground leveling	is the formation of a flat area or area of uniform slope other than for a track, road or building.
Ground surface area	the area of land (in m <sup>2</sup> ) on which a structure rests
Group housing	means a group of two or more dwelling units, either attached to each other or detached, on one site, each unit of which is occupied as a separate household unit, and includes apartment and town houses.
Habitable building	A building which includes at least 1 habitable room
Habitable room	shall be any living or sleeping area in a dwelling or visitor accommodation, marae, any teaching area in an educational institution and any recovery room in a hospital. Utility rooms such as kitchens, bathrooms, hallways and storage areas are not habitable rooms under this definition.
Habitat	the place or type of site where an organism or population occurs naturally.
Hapu	subtribe, usually a number of whanau with a common ancestor
Hard-surfaced	A pavement surface constructed from compacted stone or metal to allow the passage of vehicles under all weather conditions. A sealed surface may be provided if desired.
Hazard	any intrinsic property of a substance which makes it capable of causing adverse effects to people, or the environment.
Hazardous Activity	Activities which do not use, store, transport or dispose of hazardous substances but which pose a risk to the environment or the community (for example, earthworks).

TERM	DEFINITION
Hazardous Facility	Activities involving hazardous substances and sites, including vehicles for their transport, at which these substances are used, stored, manufactured and handled. Hazardous facility does not include: a) The incidental use and storage of hazardous substance in minimal domestic scale quantities. b) Hazardous activities (as defined above).
Hazardous substance	<i>any substance with:</i> a) <i>One or more of the following intrinsic properties:</i> i) explosiveness ii) flammability iii) a capacity to oxidise iv) corrosiveness v) toxicity (both acute and chronic) vi) ecotoxicity, with or without bioaccumulation, or b) <i>which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any one or more of the properties specified in paragraph a. of this definition, and</i> c) <i>includes environmentally damaging substances.</i>
Health and Medical Centres	Land and buildings used for the practice of registered medical practitioners, dentists, or other health professionals and their support services.
Heavy vehicle	a motor vehicle the gross laden weight of which exceeds 3,500 kg.
Height	1. in relation to a building, the vertical distance between the level of the ground at the external foundations of the building and (a) the highest point of the parapet or coping in the case of a flat roof; or (b) the mean level between the eaves and the highest point of the roof in the case of a sloping roof, provided that the highest point of the roof shall not exceed a level greater than the maximum height specified in the Plan plus one-fifth of that height. The height excludes chimneys, ventilator shafts, water tanks, elevator lofts, antennas all having a maximum dimension of 3.5m and finials and similar parts of the building as constitutes only decorative features. 2. means in relation to signage, the total height of the largest sign face, and shall exclude any poles or supporting structures required to enable a sign to be displayed at such a height.
Heritage item	a landscape, place, precinct, work, monument, structure or building of historical architectural, archaeological, aesthetic, social, cultural, technical, scientific or natural heritage significance
Heritage Fabric	Means any physical structure, fixture, fitting, feature, material, or finish which is associated with the heritage item. In relation to the interior of buildings, heritage fabric also includes the dimension of spaces and the relationship between spaces (floor plan). Original heritage fabric is any such physical element which was an integral part of the initial heritage item. Subsequent changes to and additions of such physical elements which contribute to the record of the historic development of the heritage item are also considered to be part of the heritage fabric. This includes the aggregate effect of material weathering and wear due to historic use.
Home occupation	an occupation, craft, business, trade or profession which is carried out in conjunction with and ancillary to a residential activity, and shall include bed and breakfast facilities.
Household unit	refer to Dwelling Unit.
Impulse	a transient sound having a high peak level of very short duration,

TERM	DEFINITION
	typically less than 50 milliseconds
Indigenous Tree Species	Means: (a) Any indigenous woody plant species which attains a diameter at breast height of 30 centimetres or greater; and (b) Any indigenous woody plant species which ultimately forms part of the canopy of a naturally occurring forest in the locality under consideration.
Indigenous vegetation	flora occurring naturally in New Zealand or belonging naturally to New Zealand and includes manuka and kanuka. Indigenous vegetation does not include flora that has been introduced by people, and only exists in New Zealand because it was introduced by people.
Industry	the carrying out of any industrial activity including cleaning, grading and packing of produce, processing, manufacturing, (including energy production) bulk storage, warehousing, energy transmission, service and repair activities. Also includes waste treatment and processing.
Infrastructure	Has the same meaning as in Section 2 of the Act. <del>in regard to utility infrastructure, any component, device, machinery, physical apparatus or physical object used in relation to the construction, alteration, upgrading, maintenance or operation of a utility. Note for the purpose of the District Plan, utility infrastructure excludes buildings, depots, vehicles and signs.</del>
Intensive farming	Means farming which is not dependent on the fertility of the soils on which it is located and which may be mainly under cover, and which may be dependent on the importation of energy or materials on to the site to sustain its viability e.g. poultry, rabbit, opossum, fish or mushroom farming. Pig farming shall be considered intensive farming when carried out within buildings or when pigs are stocked at an intensity greater than 1 pig per 1/10th of a hectare. This definition does not include the keeping of animals or any of the above activities on a domestic scale as an accessory activity. The keeping of no more than 9 pigs on a site shall be deemed to be of a domestic scale. The keeping of no more than 39 head of poultry shall be deemed to be of a domestic scale.
Internal boundary	in relation to in respect of Chapter 12, boundaries within the property used exclusively by individual shareholders shall be identified as internal boundaries. Refer also to External Boundaries.
<i>Intrinsic value</i>	<i>in relation to ecosystems, means those aspects of ecosystems and their constituent parts which have value in their own right, including-</i> a) their biological and genetic diversity; and b) the essential characteristics that determine an ecosystem's integrity, form, functioning and resilience
Issue	a matter of interest or concern to the Region's community regarding activities affecting some aspect of natural or physical resources in the region, or a matter to be addressed in this Plan.
Iwi	tribe or group of people
<i>Kaitiakitanga</i>	<i>the exercise of custodianships under mana whenua, and in relation to a resource; includes the ethic or guardianship and stewardship based on the nature of the resource itself. (Refer to the Regional Policy Statement for a further discussion on this topic.)</i>
Kawanatanga	governorship, government.
kohinga kai	the gathering of food.
L <sub>10</sub>	L <sub>n</sub> is the percentile exceeded level - the sound level which is equal or exceeded a given percentage of the total measurement time. L <sub>10</sub> is the 10% exceedance level.
L <sub>95</sub>	Background sound level (in dB) - is the mean minimum sound level in

TERM	DEFINITION
	the absence of noise being assessed at the relevant time and place of measurement. When statistical analysis methods are used, the background sound level is the L <sub>95</sub> exceedence level for the observation time, in the absence of noise being assessed. It is the component of sound that subjectively is perceived as continually present.
Lake	A body of fresh water which is entirely or nearly surrounded by land.
Land disturbance	<p>the disturbance of land by any means including earthworks; blading, trenching, sidecutting, surface excavation, overburden and spoil disposal, ground levelling, construction of earth dams, cultivation; and the construction, maintenance, realignment or widening of roads or tracks. In respect of Chapter 4- Natural Heritage: cultivation is excluded from the definition of land disturbance.</p> <p>For the purposes of Chapter 3 - Cultural Heritage – land disturbance shall mean the disturbance of land by any means including, earthworks; blading, trenching, sidecutting, surface excavation, overburden and spoil disposal, ground leveling and construction of earth dams, roading or tracking, construction, realignment or widening, and shall exclude the following:</p> <ul style="list-style-type: none"> <li>i) cultivation</li> <li>ii) land disturbance associated with replacement, maintenance and minor upgrading of existing structures</li> <li>iii) land disturbance within paved roads and modified berms</li> <li>iv) land disturbance in accordance with the survey regulations 1972 and subsequent amendments</li> <li>v) fencing provided that in respect of the exclusions i)-iii) the land disturbance does not extend beyond the area or depth previously disturbed.</li> </ul>
Land 3A	Refer to definition of Land Overlay 3A.
Land Overlay 3A	Land Overlay 3A (LO3A) is a subset of Land Overlay 3. It consists of land identified on the Urban and Rural Planning Maps as "Land 3A". All Land 3A meets the text descriptions of Land Use Capability Units (1 <sup>st</sup> Edition NZLRI) VIIe 12-16, 18 and 20, VIIIe 1-6; and (2 <sup>nd</sup> Edition NZLRI) VIIe 18-19, VIIe 21-25 and VIIIe 2-9. However, as LO3A is mapped at a more detailed scale and the beds of lakes and rivers and coastal cliffs have been excluded, it does not correspond to the full geographic extent of such Units as mapped in the NZLRI. Land 3A is also eligible for treatment as Target Land under East Coast Forestry Project. Land 3A is the worst eroding land in the District.
Land use capability	part of the New Zealand Land Resource Inventory (NZLRI) land classification system now updated and titled Land Use Classification of the Gisborne East Coast Region, Second Edition, June 1999. The classification provides an assessment of any given piece of land's capacity for sustained productive use, taking into account the physical limitations, management requirements and soil conservation needs. There are eight LUC classes - from Class I through to Class VIII with increasing limitations to the productive use of land and a decrease in versatility. A second level of four subclasses specify a particular limitation of either erodibility, wetness, climate or limitations within the root zone. A third detailed level is the individual inventory units. The units are mapped at a scale of 1:50 000.
Legal Road	All roads and the soil thereof and all materials of which they are composed, vested in fee simple in the Road Controlling Authority. This shall include all materials placed or laid on any road in order to be used for the purposes thereof, and includes the definition of Road given in the Local Govt. Act 1974 and the Transit NZ Act 1989.
Leisure Strategy	Gisborne District Council Recreation Plan 1998 - 2003

TERM	DEFINITION
L <sub>dn</sub>	the day/night sound level - L <sub>dn</sub> is defined as the time-average sound level in decibels (re 20 micropascals) over a 24 hour period (from midnight to midnight) with the addition of 10dB to night time levels during the period from midnight to 07.00 hours and from 22.00 to midnight, to take account of the increased annoyance caused by noise at night.
L <sub>eq</sub>	equivalent continuous noise level - the constant noise level which would contain an equal amount of sound energy to the actual fluctuating noise level.
Licensed facilities	any place or building authorised to sell liquor under the Sale of Liquor Act.
Light industrial activities	the carrying out of any manufacturing, bulk storage, warehousing, service and repair activities.
Line	In relation to radio communication and telecommunication, means a wire or wires or a conductor of any other kind (including a fibre optic cable) used or intended to be used for the transmission or reception of signs, signals, impulses, writing, images, sounds, or intelligence of any nature by means of any electromagnetic system; and includes any pole, insulator, casing, fixture, tunnel, or other equipment or material used or intended to be used for supporting, enclosing, surrounding, or protecting any such wire or conductor; and also includes any part of a line.
Lithology	The study of rock characteristics, particularly their grain size, particle size and their physical and chemical character.
L <sub>max</sub>	maximum sound level recording during the particular measurement period - 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 steady time period, to the square of the reference sound pressure of 20 micropascals. Unless otherwise stated the time weighting shall be F response.
Low Impact Design (LID)	<p>Low Impact Design (LID) is a comprehensive, integrated land planning and engineering design approach. LID offers an innovative approach to urban stormwater management.</p> <p>Instead of conveying and managing/treating stormwater in large, costly end-of-pipe facilities located at the bottom of drainage areas, LID addresses stormwater through small, cost-effective landscape features located at the local level.</p> <p>It works with nature to manage stormwater as close to its source as possible, employing principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product.</p> <p>For example by reducing the rate of runoff and through grass swales removing contamination, we can reduce erosion flooding downstream and pollution of waterways. This also reduces visual impacts such as concrete channels and enhancing natural waterways.</p> <p>Sources:</p> <ul style="list-style-type: none"> <li>- <a href="http://www.lid-stormwater.net/background.htm#What_is_LID">http://www.lid-stormwater.net/background.htm#What_is_LID</a></li> <li>- <a href="http://www.epa.gov/owow/nps/lid#guide">http://www.epa.gov/owow/nps/lid#guide</a></li> <li>- 'Low Impact Development Design Strategy', Prince George's County, Maryland, Department of Environmental Resources Programs and Planning Division June 1999.</li> </ul>
LO3A	Refer to definition of Land Overlay 3A.
Lux	The unit of measurement for measuring the luminous flux incident of a surface per unit area. The unit is the lux (lx). 1lx = 1 lm/m <sup>2</sup> (1 lux equals 1 lumen per square metre).
Luminous Flux	The light emitted by a light source or luminaire, or received by a surface, irrespective of the directions in which it is distributed. The unit is a lumen (lm).
Lunchbars and Dairies	As referred to in Chapter 19, means any food outlet which is intended

TERM	DEFINITION
	to provide for the day to day needs of workers in the surrounding industrial zones. Such facilities would also comply as retail secondary to the principal use of the site for industrial activities. But may exist in their own right and shall not exceed 100m <sup>2</sup> gfa.
m <sup>2</sup>	square metres. Any reference to m <sup>2</sup> is a reference to square metres, and does not at any time imply metres squared.
Maintain	Shall mean cause to continue, keep up, preserve. Preserve or provide for the preservation of (a building, machine, road etc) in good repair.
Maintenance	<p>In relation to Chapter 3 – Cultural Heritage, shall mean the process of maintaining or being maintained. (refer also maintain).</p> <p>In relation to lawfully established roads, tracks and earth dams in Chapter 4 – Natural Heritage and Chapter 6 – land : surface reworking, repair of cut and fill batters, water table clearing, cleaning or reinstatement of water table culverts; pruning of obstructive vegetation; but not any land disturbance or vegetation clearance activity other than those listed above.</p> <p>In relation to lawfully established network utility structures in Chapter 4 – Natural Heritage and Chapter 6 – Land Disturbance and Vegetation Clearance: works including repair performed to preserve the efficacy of function of a structure without altering the type or intensity of use for which the structure is utilised for example, clearance of obstructive vegetation.</p> <p>In relation to Rule 7.7.13 – the clearance and maintenance of drains, see the definition for “clearance and maintenance”.</p>
Maintenance Works	Means works undertaken to maintain Effective Tree Cover, including pruning, fencing and plant and animal pest control. Refer also to the definition of Works.
Maori land	land defined as Maori land under the Maori Land Act 1993 (Te Ture Whenua Maori 1993).
Material	any physical matter which is the product of human activity or has been modified by human activity.
Metalled	surface covered in gravel or stone chips.
Meteorological activities	means the establishment and operation of facilities and installations or equipment to measure, collect and distribute meteorological information. This includes telecommunication, radio and satellite links.
Method	a specific action, procedure, programme or technique adopted to carry out a policy.
Mineral	<p>“a naturally occurring inorganic substance beneath or at the surface of the earth, whether or not under water; and includes all metallic minerals, non-metallic minerals, fuel minerals, precious stones, industrial rocks and building stones and a prescribed substance within the meaning of the Atomic Energy Act 1945”.</p> <p>Mineral shall include all grades of gravel including shingle, sand and aggregate.</p>
Minimal Architectural Detailing	shall mean facades in a single plane, with no fenestration, one colour, one material (e.g. tilt slab walls), garage doors, standard factory roof line.
Mining	to take, win, or extract, by whatever means, a mineral existing in its natural state in land, or a chemical substance from that mineral, for the purpose of obtaining the mineral or chemical substance, but does not include prospecting or exploration; and “to mine” has a corresponding meaning.
Minor Dwelling Unit	A dwelling which comprises less than 60 square metres gross floor area.
Minor upgrading	means to expand the capacity of an existing structure, where the effects that result from the process are the same or similar in character, scale and intensity as those that existed at the 20 November 1997 or

TERM	DEFINITION
	<p>prior to the commencement of the minor upgrading for activities established after 20 November 1997.</p> <p>To clarify, in relation to Chapter 3 – Cultural Heritage, minor upgrading shall not extend to any land disturbance on land not previously disturbed by the established activity.</p>
Minor works	<p>In relation to Post European Contact and Central Business District Heritage Items, minor works means:</p> <ul style="list-style-type: none"> <li>• Cleaning or washing with materials or techniques not detrimental to the heritage fabric.</li> <li>• General maintenance and/or minor repair where minor repair means the repair of materials by patching, piecing-in, splicing and consolidating existing materials and including minor replacement of minor components such as individual bricks, cut-stone, timber sections, tiles and slates where these have been damaged beyond reasonable repair or are missing. The replacement should be of the original or similar material, colour, texture, form and design as the original it replaces and the number of components replaced should be substantially less than the existing.</li> <li>• Repainting and revarnishing of surfaces. The application of other finishes provided that the materials used are similar to the existing or earlier finishes.</li> <li>• Activities that have an insignificant effect on the heritage fabric of the item, for example: <ul style="list-style-type: none"> <li>* hanging planter pots.</li> <li>* the installation and refurbishment of services where the work does not affect significant fittings or features.</li> </ul> </li> </ul>
Mobilisation	Destabilisation and subsequent scouring of the base or sides of a drain, river, lake or wetland as a result of disturbance.
Motor camp	refer to Camp Ground.
Natural visual clarity	is the clarity of a waterway which is not influenced by discharge activity. Natural clarity encompasses natural perturbations. It is measured immediately upstream of any discharge from land. For lakes or the sea, it is the clarity of the water beyond the plume.
Natural hazard	<i>any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, wind, drought, fire or flooding) the action of which adversely affects or may adversely affect human life, property or other aspects of the environment.</i>
Net area	is the area of a site excluding any access strip used to obtain access to a rear site.
Network utility Operation	<p><i>any activity relating to:</i></p> <p><i>The distribution or transmission by pipeline of natural or manufactured gas, petroleum product or geothermal energy; or</i></p> <p><i>Telecommunication activities including telecommunication or radio communication as defined in Section 2 (1) of the Telecommunications Act 1987; or</i></p> <p><i>The generation, transformation, transmission, or distribution of electricity; or</i></p> <p><i>The distribution of water for supply, including irrigation; or</i></p> <p><i>Drainage or sewage reticulation; or</i></p> <p><i>The construction, maintenance or operation of roads and railway lines; or</i></p> <p><i>The construction, maintenance or operation of heliports, helipads or airports as defined by the Airport Authorities Act 1966, including the provision of any approach control service within the meaning of the Civil Aviation Act 1990; or</i></p> <p><i>Undertaking a major project or work described as a “network utility operation” by regulations made under the Resource Management Act 1991 and subsequent amendments; or</i></p>

TERM	DEFINITION
	<i>Lighthouses, navigation aids and beacons, meteorological services and ancillary structures.</i>
Noise	<i>includes vibration.</i>
Noise Impact Overlay	a defined area surrounding an airport which lies between the air noise boundary and the outer control boundary.
Noise sensitive activities	<i>means dwellings, visitor accommodation, hospitals, health care and medical centres, residential care housing, educational institutions, structures for the purpose of, or activities involving public assembly.</i>
Non-complying activity	"Means an activity which: (a) <i>Is provided for, as a non-complying activity, by a rule in a plan or proposed plan; or</i> (b) <i>Contravenes a rule in a plan or proposed plan; and is allowed only if a resource consent is obtained in respect of the activity.</i>
Non-residential activity	any activity which is not included in the definition of a residential activity.
Non-reticulated site	a site whose boundaries are not located within 30 metres, or any dwelling on the site is not located within 60 metres, of a reticulated sewerage system.
Notional boundary	a line 20 metres from the wall of any rural dwelling, or the legal boundary where this is closer to the dwelling.
Objective	a statement of a desired outcome.
Offices	land and buildings used for clerical, administrative or professional purposes but excludes health and medical centres.
Offset	in relation to a building or group of buildings, a variation in the line of a wall of a building/s either vertically or horizontally.
Open space	any area of land that is characterised by few or a lack of buildings or structures.
Other yards	a yard, other than a front yard, between a boundary of the site and a line parallel thereto.
Outer Control Boundary	a defined area around an airport outside of the air noise boundary within which the current or future daily amount of airport noise exposure will be sufficiently high as to require appropriate land use controls, (3 month average night weighted sound exposure = 55Ldn).
Outstanding Landscape Area	the Outstanding Landscape Areas referred to within this Plan are those assessed and mapped for the Gisborne District Council in the report An Assessment of the Landscape Character of the Coastal Environment of Gisborne District, by Boffa Miskell Limited, Auckland.
Overburden disposal	temporary or permanent placement of spoil
Overlay	An overlay in the context of the Plan means that the provisions of various chapters such as Chapter 3 - Cultural Heritage, Chapter 4, Natural Heritage, Chapter 5 - Natural Hazards, Chapter 6 - Land Disturbance and Chapter 9 - Contaminated sites apply in addition to the provisions contained in zone chapters.
Papakainga	in the context of the Plan, shall mean one's home place and any activity which the owners of Maori land shall seek to undertake on their land to sustain themselves. Papakainga may include (but not be restricted to) waahi tapu, urupa and recreation areas.
Parking space	an area formed and set aside exclusively for the parking of motor vehicles to meet the parking standards of the Plan.
Passive and outdoor recreation	any activity whose primary aim is the casual and passive or active enjoyment of leisure whether competitive or non-competitive but excluding organised competitive recreation.
Pergola	a structure constructed of posts, rails, beams or other framing materials, substantially open to the elements at the top and at least two sides and used principally as a decorative feature or to support

TERM	DEFINITION
	vegetation. A pergola is a structure and not a building.
Peri-Urban	The term “peri-urban” is used to describe areas that are in some form of transition from strictly rural to urban. These areas often form the immediate urban: rural interface, and may eventually evolve into being fully urban. Peri-urban areas are places where people are key components – they are lived-in environments. The majority are on the fringe of established urban areas, but they may also be clusters of residential development within rural landscapes.  Source:  Parliamentary Commissioner for the Environment Te Kaitiaki Taiao a Te Whare Paremat (2001) Managing change in paradise – sustainable development in peri-urban areas, Wellington, New Zealand.
Permanent residential	in relation to Chapter 11- Noise, 11.7.2.2, the use of premises for any domestic or related purpose by persons living alone or in family or non-family groups (whether any person is subject to care, supervision or not), living together as one household unit and shall include emergency and refuge accommodation and residential care homes (see glossary) and may include activities where more than one trained person equivalent, is required to be present on a full-time basis for the on-going health care of residents. Residential activity shall not include home occupation or visitor accommodation or campgrounds or motor camps.
Permanently flowing	Flowing between March and December inclusive.
Permitted activity	<i>an activity that is allowed by a plan without a resource consent if it complies in all respects with any conditions (including any conditions in relation to any matter described in S108 or S220 of the Act) specified in the plan.</i>
Pesticide	any substance used for the prevention or control of any pest including herbicides, fungicides, desiccants, but not including any fertiliser or animal remedies.
Pig	shall include all pigs except those animals not yet weaned.
Piggery	the keeping of 10 or more pigs in any pigsty or building or enclosure.
Piggery perimeter	a line defining the outer boundary of a piggery, within which all pig housing and animal enclosures are contained.
Place	a site, area or landscape or group of works, together with associated structures, contents and surrounds.
Place of Assembly	land or buildings which are used in whole or part for the public and private assembly of persons for such purposes as deliberation, entertainment, education, recreation, or similar purposes but excludes spiritual facilities and casinos.
Plan or District Plan	the Combined Regional Land and District Plan for Gisborne District (operative or proposed).
Plantation forest	trees (usually non-indigenous, commercially valuable species) planted and managed with the knowledge that they are to be harvested.
Policy	a statement that guides or directs decision-making. A policy indicates a commitment to a general course of action in working towards an objective.
Production	in relation to mining, includes the production of hydrocarbons from the ground, the separation and /or treatment of these materials in a production facility, storage and transport of hydrocarbons.
Prohibited activity	<i>an activity which a plan expressly prohibits and describes as an activity for which no resource consent shall be granted (and includes any activity prohibited by S105(2)(b) of the Historic Places Act 1993).</i>
Prominent Ridgeline	A ridgeline, being a line where two upward sloping surfaces meet, within the Coastal Environment, Outstanding Landscape Area or Gisborne Urban Ridgeline overlays, which is conspicuous from any public road, reserve, beach or public place, and includes the Gisborne Urban Ridgeline Overlay as identified on the Rural and Urban planning maps.

The definition of “Plantation Forest” is not operative has proposed status

Reference 98/02  
East Coast Forest  
Industry Group  
Definition of  
“plantation forest”

TERM	DEFINITION
Property	includes all adjoining titles held by the landowner or owners.
Proposed Discharges Plan	Proposed Regional Plan for Discharges to Land & Water Waste Management & Hazardous Substances.
Prospecting	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 held methods; and (c) Aerial surveys - and "to prospect" has a corresponding meaning.
Protection Management Area (PMA)	An area which provides a representative example of the District's original natural ecosystems, including indigenous habitat and indigenous species. The mapped Protection Management Areas are derived from relevant survey reports undertaken by the Department of Conservation for the national Protected Natural Areas Programme. Information on the District's Sites of Special Wildlife Interest has been included only where it coincides with PNAP survey information.
Public access	the right or opportunity of the public to use, visit or pass over, on foot, an area of land.
Pylon	For the purposes of the Plan, any pole, lattice-work tower or like structure erected for the purpose of supporting aerial wires for the transmission or distribution of electricity that either:  Exceeds 0.5m in diameter in the case of a round section structure; or  Exceeds 0.5m across the widest face in the case of a triangular or rectangular structure; or  Comprises of two or more poles, latticework towers or like structures linked by a cross-arm or platform.
Radiocommunication	any transmission, emission or reception of signs, signals, writing, images sounds or intelligence of any nature by electromagnetic waves or frequencies between 9 kilohertz and 3000 gigahertz propagated in space without artificial guide.
Radiocommunication or telecommunication facilities	includes any line, mast, pole, aerial, tower, antenna, antenna dish, fixed radio station, radio apparatus or other structure, facility or apparatus intended for, associated with, or ancillary to, effecting radiocommunication or telecommunication.
Radiocommunication, telecommunication and ancillary purposes and land uses	includes installing, operating, maintaining, removing and replacing radiocommunication or telecommunication facilities and carrying out ancillary land uses.
Rail activities	shall mean the establishment, maintenance and operation of rail freight and passenger services, including the loading or unloading of freight onto or off trains, and the operation and maintenance of machinery essential to these activities. Activities shall include the storage of freight prior to or following transportation by train to or from the site. The definition shall also include activities which are ancillary to the above activities such as the facilities for truck to train freight connections, passenger facilities office and depot activities, servicing and maintenance of machinery provided these activities generally occur within enclosed buildings wherever possible.
Rating Unit	Has the same meaning as defined in Sections 5A-5C of the Rating Valuations Act 1998. Each rating unit is identified by a valuation reference number in the District Valuation Roll and Rates Information Database for Gisborne.
Rear Site	a site situated generally to the rear of another site or to the rear of another dwelling unit developed or used independently as part of a multi unit site, which adjoins a street via an access strip.

TERM	DEFINITION
Rear Yard	a yard in any site, such yard being bounded by the rear boundary of the site and a line parallel thereto extending across the full width of the site, and provided that in respect of a corner site of rectangular shape or in the case of a triangular site, one side boundary of the site, to be nominated by the owner, shall be deemed to be the rear boundary but in such sites the required rear yard shall not include that part of the site that would otherwise be included in a front yard; and provided that in the case of a rear site all yards shall be deemed to be rear yards.
Recession planes	identifies an area within the site where buildings may be erected, so as to safeguard access to sunlight and daylight for neighbouring properties. Refer to Appendix 21 (Recession Plane Indicator).
Recharge	the addition of water to a zone of saturation; the amount of water added. Recharge may be by deep percolation of rainwater through the unsaturated zone to an aquifer (natural) or from hydraulically connected lake or stream, or as leakage from an adjoining aquifer (induced).
Reclamation	the process whereby an aquatic environment is transformed into a terrestrial environment through activities such as lowering the watertable through diversion or drainage of water, or infilling with material.
Reconstruction	For the purposes of Chapter 3 – Cultural Heritage Build again in the original form using old or new material.
Recreation	any activity whose primary aim is the passive or active enjoyment of leisure whether competitive or non-competitive, casual or organised.
<i>Recycling Depot</i>	<i>a facility for the collection and temporary contained storage of inorganic waste materials (including paper and cardboard) which will be transferred to another site for recycling or reuse.</i>
<i>Region</i>	<i>in relation to a regional council, the region of the regional council as determined in accordance with the Local Government Act 1974.</i>
<i>Regional rule</i>	<i>a rule made as part of a regional plan in accordance with Section 68 of the Act.</i>
Remnant Primary Forest	Forest remaining from before widespread forest clearance in the District from about the 1870s, modified to whatever degree but retaining trees of the original forest. For the purposes of Chapter 4 – Natural Heritage, remnant primary forest includes any indigenous trees over 100 years old.
Repair	making good decayed or damaged material.
Residential activity	the use of premises for any domestic or related purpose by persons living alone or in family or non-family groups (whether any person is subject to care or supervision), and shall include emergency and refuge accommodation. Residential activity shall not include home occupation, visitor accommodation or residential care homes, campgrounds or motor camps.
Residential buildings	a building, group of buildings or other facilities including caravans or house trucks, each containing one or more household units, used or intended to be used for a permanent residential activity, but does not include a garage or <u>accessory building</u> .
Residential care homes	a building or buildings which provides live in accommodation for five or more people, who require on-going health care or supervision provided by paid staff, including public or private hospitals and rest homes.
Restoration	returning a place as nearly possible to a known earlier state by reassembly, reinstatement and/or removal of extraneous additions.
Retail	for the purposes of the Plan, the sale or hire of goods or services to the public, (including betting facilities, but excluding casinos) Note the definition of retail shall be divided into two components; Small retail and large retail (See following definitions).
Retail: (Small)	for the purposes of the Plan, the sale or hire of goods or services to the

TERM	DEFINITION
	public, (including betting facilities, but excluding casinos) where the premises are less than 1500m <sup>2</sup> GFA.
Retail: (Large)	for the purposes of the Plan, the sale or hire of goods or services to the public, (including betting facilities, but excluding casinos) where the premises are 1500m <sup>2</sup> or more GFA.
Reticulated services	those utilities such as sewerage and water which are provided via a communal network.
Riparian Management Area	<p>The area of land which includes:</p> <ol style="list-style-type: none"> <li>1. 5 metres measured in a horizontal plane extending from the outside edge of the bed of: <ol style="list-style-type: none"> <li>a) any river with a bed-width of 2 metres or more; or</li> <li>b) any permanently flowing river with a bed-width of less than 2 metres</li> </ol> <p>and any further distance not exceeding 5 metres to the extent that the additional area contains indigenous vegetation of at least 1m in height (excluding the indigenous understorey to plantation forest).</p> </li> <li>2. The area of land measured 20 metres in a horizontal plane from the outside edge of the bed of any lake with an area greater than 200m<sup>2</sup>; and</li> <li>3. The area of land measured 20 metres inland in a horizontal plane from the landward boundary of the coastal marine area.</li> </ol>
Riparian Management Area Frontage	That part of a Riparian Management Area which is contiguous with the bed of a river or lake, or the coastal marine area. The frontage is measured in linear metres.
Riparian vegetation	vegetation immediately adjacent to any wetland, river, lake or the Coastal Marine Area.
Risk	in relation to hazardous facilities, the likelihood of occurrence of any adverse effects from a substance combined with the magnitude of the consequences of that adverse effect.
River	a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation and farm drainage canal).
Road	all land comprising legal road; all land comprising formed and existing roads under the control of a road controlling authority; and the definitions included in the Local Government Act 1974 and the Transit New Zealand Act 1989.
Road (Arterial)	<p>roads that form part of a network of national and regional strategic importance, and are a significant element in the regional economy. Roads giving access to important tourist areas or significant areas of population, roads linking different transport modes, roads providing significant inter-urban links and all roads declared to be State Highways pursuant to section 60 of the Transit New Zealand Act 1989.</p> <p><i>Note: Transit New Zealand has separate standards for State Highways, which may vary from the standards applied to District Arterial roads. Transit New Zealand standards are to be applied to all State Highways.</i></p>
Road (Collector)	routes which are locally preferred between or within areas of population or activities. Complimentary arterial roads, and usually paved and of road geometry aligned with operational safety standards required for the traffic volumes on each section. Primarily suited to urban situations, yet have a place in rural areas. In rural areas, where land use activity is relatively intensive, it is necessary to provide links between local roads and arterial roads. Unless defined as a District Arterial all roads in industrial areas will meet Collector Route criteria.
Road (Local)	Roads whose primary function is property access. All other roads servicing land use activity.

TERM	DEFINITION
Road (Principal)	roads which are of strategic regional importance, and are a significant element in the local economy. Roads providing links between residential, commercial, industrial or recreational land use activities. Generally such roads would be within urban areas but in some localities such roads would provide alternative links between centres of population, or be significant for the movement about a district of goods or produce.
Road construction	is the formation of access ways wider than 4 metres including waterables. The formations are usually metalled or sealed. This category of activity also includes a realignment of existing tracks and roads and any widening to a width greater than 4 metres.
Road reserve	any land designated for roading purposes, (including service lanes); or any land owned by a roading authority that is vested as road.
Roading Hierarchy	the classification of roads as shown in the Roading Hierarchy maps.
Rule	a district rule or a regional rule.
Runoff	surface water moving across the ground and into a waterway.
Runoff Controls	mean any measure to divert surface water around or across an area of land disturbance for the purpose of preventing concentration of runoff causing erosion, scouring or sediment discharge from the site. Examples include spaced bunds, drains, ditches, and shallow furrows.
Sealed surface	A pavement surface constructed from either of the following: <ul style="list-style-type: none"> <li>• Compacted stone or metal with a chip seal or asphalt surface.</li> <li>• Concrete.</li> <li>• Concrete, fired clay, or similar paving stones on a compacted stone or metal base.</li> <li>• Other materials which provide an impervious, dust free surface and allow the passage of vehicles under all weather conditions.</li> </ul>
Selective shrub or tree felling	is vegetation clearance by felling scattered shrubs or trees from any stand of closed canopy vegetation.
Separation Distance	the distance from the edge of the area where hazardous substances are used, stored or handled to the edge of the area exposed to adverse effects.
Service area	in relation to industrial or commercial activities, an area for the location of rubbish bins, and may include a delivery area and related temporary storage areas.
Service Area	in relation to a household unit, an area for the location of domestic facilities such as rubbish bins, clotheslines and implement sheds.
Service Lane	Any lane laid out or constructed by the authority of the Council or the Crown for the purpose of providing the public with side or rear vehicular access to any land.
Shape factor	In regard to subdivision, the allotment must be able to accommodate a rectangle of the dimensions specified in the subdivision rules in Chapter 12.
Shelterbelt	a row or rows of trees or hedges planted to partially block wind flow, primarily on cultivated land.
Shopfront	the walls containing the shop window display.
Sidcutting	contiguous cuts across the side of a hill usually on a uniform grade
Side Yard	a yard between each side boundary of the site and a line equidistant therefrom extending the full length of the site but excluding therefrom any part of the site that is included in a required rear yard or front yard.
Sign	any advertising device or advertising matter, whether consisting of a specially constructed device or structure, or painted, printed, written, carved or projected onto, placed or otherwise fixed to or upon any premises, building, structure or stationary vehicle that is visible from

TERM	DEFINITION
	any public place and shall include community signs, permanent signs, portable signs and temporary signs.
Sign (Community)	<p>any sign that is erected:</p> <p>by any Consent Authority for reasons of public health and safety;</p> <p>for any public purpose or public activity such as recreation grounds, scenic reserves, churches, museums, hospitals, educational institutions and community halls;</p> <p>to advise the public of regulations affecting use of public lands or waterways;</p> <p>to provide information required by legislation such as the Health and Safety Employment Act 1992;</p> <p>for community information, such as 'Welcome to...' type signs and signs associated with community road safety campaigns.</p> <p>community signs shall exclude any sign that incorporates symbols or logos that promote any particular product or business.</p>
Sign (Official)	any sign on, adjacent to or above a road erected by or on behalf of the relevant road controlling authority in accordance with Traffic Regulations.
Sign (Permanent)	any sign that is either continuously on display or portable and displayed at regular intervals.
Sign (Portable)	any sign which is movable and not supported by any fixed structure.
Sign (Temporary)	any sign advertising an activity or event of a fixed duration (including an event which may not occur for some time in the future).
Signage	a generic term meaning everything to do with signs.
Sign face area:	the area of the face of the sign.
Single Landholding	<p>A contiguous area of land held in either:</p> <ul style="list-style-type: none"> <li>• One certificate of title; or</li> <li>• More than one certificate of title where the various certificates of title are held in common ownership and/or lease.</li> </ul>
Site	<p>any area of land comprised wholly of one certificate of title or any allotment as defined by the Act.</p> <p>Front Site: a site where at least one boundary adjoins a road;</p> <p>Rear Site: a site situated generally to the rear of another site or to the rear of another dwelling unit developed or used independently as part of a multi-unit site, which adjoins a road via an access strip.</p> <p>Corner site: a site with frontages adjoining two roads.</p>
Site area	the total area of a site, excluding any part of the site subject to any proposed road widening, or any designation for a public work, and in relation to a rear site excludes the area of any access strip.
Site coverage	<p>That portion of the site, which may be covered by buildings and structures but does not include:</p> <ol style="list-style-type: none"> <li>i) eaves not exceeding 1 metre in width; or</li> <li>ii) any parts of uncovered terraces or uncovered decks not exceeding 2.4 metres above ground level.</li> </ol>
Size	in relation to structures in the beds of lakes and rivers will be measured using volume of the structure or any other dimension (such as height, length or breadth).
Slash	branches, log ends and waste trees remaining after logging and vegetation clearance.
Small dwelling unit	a dwelling which has a total gross floor area of 65 square metres or less.
Soil	the earth or ground but specifically the loose material of the earth's surface in which terrestrial plants grow, usually formed from weathered rock or regolith changed by chemical, physical and biological

TERM	DEFINITION
	processes and may be considered as an entity quite apart from the rocks below it.
Soil conservation	the management of land to maintain the quantity, quality, and availability of the soil resources of the Gisborne District, including works for the purpose of mitigating the impacts of land related hazards including flooding, subsidence and erosion.
Spandrel	the space on a building facade above the verandah (or shopfront if no verandah exists) and below the first floor windows. Refer to Figure 1. Chapter 10-Signs.
Spectrum	components of a complex sound as a function of frequency.
Spiritual Facilities	a building or part of a building used primarily for public and private worship, or for religious purposes, including ceremonies, services, instruction or education, or for meetings or social functions directly related to the work of a religious organisation, and includes all land which is held for any of the foregoing purposes.
Sportsgrounds	any area of reserve land intended to be used for organised competitive recreation activity.
Staff member	In relation to parking, queuing and loading requirements, means the equivalent of 1 full time employee,
Storage	the containment of a substance or mixture of substances, either above ground or underground, and includes the filling and emptying of the container. Storage does not include substances in use, or those used as a cooling or heating medium.
Structure	any building, equipment, device, or other facility made by people and which is fixed to land and includes any raft. In the case of network utility activities this shall include conductors.
<i>Subdivision</i>	<i>has the same meaning as in Section 2 and 218 of the Act</i>
Suitably qualified or experienced person	in relation to Chapter 11-Noise, the term shall mean any person deemed by Gisborne District Council to be suitably qualified or experienced.
Supermarket	means stores mainly engaged in retailing groceries, fresh fruit and vegetables, fresh meat, refrigerated and frozen foods and which also have a delicatessen department. Such stores employ 10 or more persons (full time equivalents).
Surface excavation	the excavation of the ground surface to access the underlying material, it includes trenching.
<i>Tangata Whenua</i>	<i>in relation to a particular area, means the iwi, or hapu, that holds mana whenua over the area.</i>
Taruheru Block	The area bordered by Nelson Road, Cameron Road, Ormond / Back Ormond Road and Lytton Road.
Telecommunication	means the conveyance from one device to another of any sign, signal, impulse, writing, image, sound, instruction, information, or intelligence of any nature, whether for the information of any person using the device or not.
Telecommunication activity	means facilities, services, transmission and equipment associated with the operation of a telecommunication network and includes microwave stations, radio stations, cell sites, telephone exchanges, towers, masts, aerials, antennas, cables, lines, radio links and satellite dishes and also includes other medium used for telecommunication and radio communication.
Temporary	in relation to Chapter 7 - Beds and Lakes of Rivers, a period limited to the season for which the structure is used and does not exceed a time span of 12 months.
Temporary activities	any activity that is of a non-repetitive transient nature and includes entertainment, cultural and sporting events that are a maximum of four days' duration and that do not involve permanent structures. Also military training activity, carried out under the Defence Act, that is of a non-repetitive transient nature and maximum duration of 21 days and

TERM	DEFINITION
	which does not involve the building of permanent structures.
Temporary signs	see definition for signs.
Tephra	Fragmental rock products ejected from a volcano. Note tephra may vary in size from ash particles to lava "bombs".
Tone	a sound produced in a consistent and definite pitch sensation
Top width	the size of a river between the two bed boundaries. The top width is measured as between the two farthest points of the bed from the centre of the river.
Topsoil	the soil that forms the A horizon of a soil profile. In the field this is usually the dark, friable layer between the surface layer of humus and the subsurface subsoil layers.
Toxic	includes- (a) Any poison or harmful substance; (b) Any acaricide, insecticide, fungicide, larvicide, nematocide, pesticide, or herbicide; (c) Any substance capable of causing death, ill health or injury to human beings; (d) Any substance that by reason of its chemical or biochemical properties may directly or indirectly adversely affect the environment.
Track	any path or road built to a standard capable of carrying routinely a farm vehicle, 4wd or tractor.
Track construction	is the building of access ways up to 4 metres wide and includes any water table. Tracks are usually unmetalled.
Tradesperson's depot	a premises in which tradespersons conduct all or part of their trade and store plant and materials in connection with the business of a tradesperson.
Transfer Station	A facility for the temporary deposit, storage and collection of waste materials (which are to be transported to another site for disposal or recycling). A transfer station may include a facility for the safe temporary storage of hazardous waste.
<i>Treaty of Waitangi (Te Tiriti o Waitangi)</i>	<i>has the same meaning as the word 'Treaty' as defined in Section 2 of the Treaty of Waitangi Act 1975.</i>
Trenching	land disturbance in the style of a trench temporarily formed and backfilled.
Understorey	The shrubs and smaller trees between the forest canopy and the ground cover.
Unit	one unit of visitor accommodation.
Use	the manufacturing, processing or handling of a substance or mixture of substance for a particular activity without necessarily changing the physical state or chemical structure of the substance. Use includes mixing, blending and packaging operations, but does not include the filling or drawing of substances from bulk storage tanks unless the processing is permanently connected to the bulk storage, and does not include loading out and dispensing of petroleum products.
Utility structure	means any structure associated with a network utility which receives or transmits to or from any part of a utility network operation and includes transformers, substations, compressor stations, pumping stations, navigational aids, meteorological installations, telephone booths and similar structures, whether for private or public purposes. It does not include lines, cables, aerials, antennas, masts, pylons, poles, streetlights and other support structures and the generation of matter or energy transmitted by the network utility operation. It does not include roadways or railways but does include structures erected on them. It does not include retail, commercial, warehouse or service facilities or activities.
Vegetation clearance	Means the felling or destruction of trees, shrubs, grasses and other plants by any means including cutting, burning, crushing, grazing or spraying, but does not include damage to indigenous vegetation caused by:

TERM	DEFINITION
	<p>(a) The harvesting of plantation forestry; or</p> <p>(b) The clearance of adjacent land for the purpose of establishing plantation forest;</p> <p>provided that all practical steps are taken to minimise damage to areas of indigenous vegetation which, if cleared, would require a restricted discretionary or discretionary resource consent.</p>
Vehicles (Reserves)	any motorised form of land transport with either two, three or four wheels.
Visitor accommodation	any building, buildings or area of land used principally for the day-to-day accommodation of travellers or other semi-transient persons for the payment of a tariff and includes any services or amenities provided on site for the exclusive use of patrons. Visitor accommodation includes boarding houses, hotels, motels and backpacker facilities. It also includes motor camps and camping grounds unless specifically excluded in the text.
Warehouse	for the purposes of the Plan buildings whose primary purpose is the storage of raw materials or manufactured / processed goods for distribution or wholesale sales, and shall exclude buildings used for retail purposes.
Waste Plan	the Waste Management and Hazardous Substances Plan for Gisborne District (operative or proposed).
Waterbody	fresh water or geothermal water in a river, lake, stream, pond, wetland or aquifer, or any part thereof, that is not located within the coastal marine area.
Watertable	surface drainage channel parallel to and on the inside of a track or road.
Wetland	<p><i>includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.</i></p> <p>For the purpose of this Plan, wetland 'margins' shall be the dry land area associated with a wetland, to the extent that the predominant vegetation is adapted to wet conditions.</p> <p>Wetlands shall not include areas which:</p> <p>a) are rivers or lakes; or</p> <p>b) are unable to contain surface water naturally; or,</p> <p>c) comprise wetted pasture or ponded rainfall which is wet for less than 3 consecutive months per calendar year; or</p> <p>d) have been lawfully constructed and have been continuously managed for the designed purpose.</p>
Woodlot	a forest plantation raised for the main purpose of wood production but secondary to the main use of the property for farming or rural residential purposes.
Works	In relation to Chapter 6 – Soil Conservation, means: activities that establish or maintain Effective Tree Cover, including the maintenance of Effective Tree Cover existing as at 1 July 2011.
Works and Services	<u>In relation to Chapter 8 – Infrastructure, Works and Services, means the provision of infrastructure required for a subdivision or development.</u>
Works Plan	In relation to Chapter 6 – Soil Conservation and Water Quality, means: a Sustainable Hill Country Works Project Plan, that is, a plan to achieve the establishment and maintenance of Effective Tree Cover.
Yard	<p>a part of a site unoccupied and unobstructed by buildings above ground level.</p> <p>Front Yard: a yard between the road boundary thereto and extending across the full width of the site, provided that where there is a building line restriction shown in the District Plan then this shall, for the purposes of all</p>

TERM	DEFINITION
	<p>front yard requirements, be substituted for existing roadline.</p> <p>Other Yards: a yard, other than a front yard, between a boundary of the site and a line parallel thereto.</p> <p>In the case of a corner site only one front yard is required. This shall be nominated by the owner.</p>