



South Waikato District Council

Operative District Plan

30 June 1998



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VOLUME 2 PLANNING MAPS



(i) How to use the District Plan

The South Waikato District Plan is made up of two volumes as follows:

Volume 1 Objectives, Policies and Methods
Volume 2 Planning Maps

To determine the relevant planning provisions (i.e. objectives, policies and methods) relating to a property or area you should:

- 1 Find the particular property or area on the Planning Maps (Volume 2) and identify the zone or zones which cover the property or area of interest.
- 2 Turn to the relevant zone section(s) in Part C of Volume 1 to find the objectives, policies and methods (including rules and Performance Standards) that relate to the property or area of interest.
- 3 Refer to Part B of Volume 1 of the District Plan as directed in the Part C rules.



(ii) South Waikato District Council Approval of the Operative District Plan

The South Waikato District Plan was approved by resolution of the South Waikato District Council pursuant to Clause 17 of the First Schedule to the Resource Management Act 1991 on 28 May 1998;

And became the Operative Plan on 30 June 1998 in accordance with Clause 20 of the First Schedule to the Resource Management Act 1991.

The Common Seal of the)
)
SOUTH WAIKATO DISTRICT COUNCIL)
)
was hereto affixed in the presence of:)

Gordon J Blake MNZM JP
Mayor

C R Hannah
Chief Executive Officer



(ia) South Waikato District Council Approval of Plan Changes 2-10

Plan Changes 2-10 (inclusive) were approved by resolution of South Waikato District Council's District Plan Committee pursuant to Clause 17 of the First Schedule to the Resource Management Act 1991 on 5 August 1999;

And became the Operative Plan Changes to the South Waikato District Plan on 13 October 1999 in accordance with Clause 20 of the First Schedule to the Resource Management Act 1991.

The Common Seal of the)
)
SOUTH WAIKATO DISTRICT COUNCIL)
)
was hereto affixed in the presence of:)

Gordon J Blake MNZM JP
Mayor

R J Fisher
Acting Chief Executive Officer



(iib) South Waikato District Council Approval of Plan Change 11

Plan Change 11 was approved by resolution of South Waikato District Council's District Plan Committee pursuant to Clause 17 of the First Schedule to the Resource Management Act 1991 on 20 November 2002;

And became the Operative Plan Changes to the South Waikato District Plan on 20 November 2002 in accordance with Clause 20 of the First Schedule to the Resource Management Act 1991.

The Common Seal of the)
)
SOUTH WAIKATO DISTRICT COUNCIL)
)
was hereto affixed in the presence of:)

Gordon J Blake MNZM JP
Mayor

AJ Treble
Acting Chief Executive Officer



(iic) South Waikato District Council Approval of Plan Change 12

Plan Change 12 was approved by resolution of South Waikato District Council's District Plan Committee pursuant to Clause 17 of the First Schedule to the Resource Management Act 1991 on 12 October 2000;

And became the Operative Plan Changes to the South Waikato District Plan on 6 December 2000 in accordance with Clause 20 of the First Schedule to the Resource Management Act 1991.

The Common Seal of the)
)
SOUTH WAIKATO DISTRICT COUNCIL)
)
was hereto affixed in the presence of:)

Gordon J Blake MNZM JP
Mayor

DA Kelly
Chief Executive Officer



(iid) South Waikato District Council Approval of Plan Change 15

Plan Change 15 was approved by resolution of South Waikato District Council's District Plan Committee pursuant to Clause 17 of the First Schedule to the Resource Management Act 1991 on 19/12/05;

And became the Operative Plan Changes to the South Waikato District Plan on 17/05/06 in accordance with Clause 20 of the First Schedule to the Resource Management Act 1991.

The Common Seal of the)
)
SOUTH WAIKATO DISTRICT COUNCIL)
)
was hereto affixed in the presence of:)

Neil Sinclair MNZM JP
Mayor

Arthur Treble
Interim Chief Executive



(iii) Approved Changes to the District Plan

District Plan Change Number	Name of District Plan Change	Date Approved by South Waikato District Council
2	Bexhill Terrace, Tirau	5/08/99
3	Glenshea & Duke Street, Putaruru	5/08/99
4	Neal Street, Putaruru	5/08/99
5	Manfield Street, Tokoroa	5/08/99
6	Manfield Street, Tokoroa	5/08/99
7	James Higgins Park, Tokoroa	5/08/99
8	Park Avenue alleyway, Tokoroa	5/08/99
9	Waipuna Place alleyway, Tokoroa	5/08/99
10	Moffat Road, Tokoroa	5/08/99
11	Rezone Lots 1 & 2 DPS 68219 from Reserve to Rural	8/11/99
12	Deletion of Volume 3. Relevant provisions of Volume 3 taken through to Volume 1 of District Plan. Deletion of Rule 5.4.2	12/10/00
15	Administration (Operative 17 May 2006)	19/12/05
13	Remove Heritage & Ecological Inventory and Rules from District Plan – Part approved by Consent Order ENV W 0067/04 - excludes provisions pertaining to Heritage Buildings.	24 May 2006
19	Financial Contributions	Operative 1 July 2008
16	Settlement Re-zoning	Operative 7 July 2008
20	Built Heritage Inventory	Operative 30 March 2009
18	Rural Residential Zone	Operative 30 April 2009



(iv) **Definitions**

In this District Plan, and in each document comprising the District Plan, unless the context otherwise requires:

Terms printed in non-bold italics are those defined in the Resource Management Act 1991.

Abatement Notice has the same meaning as in Section 2 of the Act.

The Act means the Resource Management Act 1991 and its amendments.

Access Strip has the same meaning as in Section 2 of the Act.

Accessory Building in relation to a site, means an adjoined or detached building, the purpose of which is incidental and complementary to the principal use of the site.

Accessway means any land, not being a road, which is intended to provide vehicular access over private land.

Adequate (in relation to water supply) means sufficient in terms of flows and residual pressure for uses provided for in the District Plan to be undertaken on the site.

Advertising Signs means any sign established for the purposes of advertising or promoting a good or service and can include stating a name, profession, occupation, trade, property name, prices and rates.

Aerial means the part of a radiocommunication facility or telecommunication facility used for transmission or reception including the aerial mountings but not any supporting radio mast or similar structure. This definition excludes any antenna dish;

Agricultural Contractors' Depots means offices, plant and machinery used for the purposes of agricultural contracting including transport depots relating to the transportation of agricultural and horticultural produce including livestock.

Amenity Values has the same meaning as Section 2 of the Act.

Ancillary Use means a use which is incidental to the main or principal use of a premise.

Animal Boarding Facilities means land and buildings used for the boarding and/or breeding of domestic pets.



Antenna Dish means any flat, concave, circular, parabolic or similar shaped radiocommunication or telecommunication apparatus used for transmission or reception including the aerial mounting but not any supporting radio mast or similar structure. This definition includes any satellite dish.

Approved means approved in writing.

Available (in relation to sanitary sewer disposal) means that a public sewer to which a private sewer is capable of being effectively connected is located within 30 metres of a site.

Building means any structure, whether temporary or permanent, movable or immovable, which requires a building consent under the Building Act 1991.

Buildings Housing Animals means farm dairies (inclusive of yard), buildings used to house intensive farming activities, feed pads, animal boarding facilities and stables.

Built Heritage Inventory is a schedule in the District Plan of buildings of historic interest or significance.

Childcare Facilities means premises where children are cared for or given basic tuition and includes a creche, day or afterschool care, kindergarten, Kohanga Reo, Punanga Reo, language nest, playcentre, or pre-school facility.

Cleanfill means material consisting of natural components, such as clay, soil and rock and such other materials as concrete, brick or demolition products (excluding asphalt), which are free of combustible and organic materials, free of voids and which are not subject to biological or chemical breakdown and are not capable of leaching chemicals or toxins into the environment.

Community Care Housing means housing managed by any public authority, religious institution or organisation for the rehabilitation or care of any group. It includes emergency housing, housing for battered women, housing the disabled, "half way houses" and therapeutic or convalescent homes for psychiatric or former psychiatric patients.

Conditions has the same meaning as in Section 2 of the Act.

Consent Authority is defined in Section 2 of the Act.

Consent Notice is defined in Section 2 of the Act.

Consultation involves informing people of a proposal not yet finally decided upon, listening to what others have to say, considering their responses, and then deciding what will be done.

Contaminant has the same meaning as in Section 2 of the Act.



Controlled Activity has the same meaning as in Section 2 of the Act.

Council means the South Waikato District Council or any Committee, Subcommittee or person to whom the Council's powers, duties and discretions under this District Plan have been delegated pursuant to the provisions of the Act.

Development means any work that might involve the disturbance of the land surface or excavation of the land surface for the purposes of subdivision or development or for the purposes of compliance with approved conditions attached to a resource consent. Excluded from this definition are private forestry roading and associated forestry operations, farm tracks and farm borrow pits, ensilage pits, farm recontouring, arable cropping and water detention dams.

Directly Affected Landowner means an owner of land to which a proposal directly relates in terms of land requirements. It does not include the owners of adjoining properties.

Discharge has the same meaning as in Section 2 of the Act.

Discretionary Activity has the same meaning as in Section 2 of the Act.

Drainage means sanitary drainage or stormwater drainage, and "drain" has a corresponding meaning.

Dwelling house has the same meaning as in Section 2 of the Act.

Effect has the same meaning as Section 3 of the Act.

Electricity Distribution Substation has the same meaning as "substation" as defined by the Electricity Regulations 1993, provided it does not exceed 20m² in area, including any casing or enclosure.

Electric Line or Lines means an electric line as defined in the Electricity Regulations 1993. References to the undergrounding of electric lines within this plan include wires but do not include electricity distribution substations and apparatus for connection for supply to individual consumers.

Engineer means the Director of Asset Management, his deputy, or assistant or any other officer or other person appointed by Council to control the engineering work of the Council.

Environment has the same meaning as Section 2 of the Act.

Environment Waikato means the Waikato Regional Council.

Esplanade Reserve has the same meaning as Section 2 of the Act.

Esplanade Strip has the same meaning as in Section 2 of the Act.



Farming Activity means land-based activities the primary purpose of which is to produce livestock, vegetative matter and/or agricultural produce and includes vineyards, horticulture (including glasshouses and shade houses), studfarming, horse training and riding schools, and accessory buildings but for the purposes of this plan **excludes**:

- (i) intensive animal farming;
- (ii) all types of forestry.

Footpath means so much of any road as is laid out or constructed by authority of the Council primarily for pedestrians; and may include the edging, kerbing and channelling thereof.

Forest means any plantation or group of trees covering an area greater than one hectare, and being for any purpose which is not incidental to farming or residential activities.

Forestry means the management of forests for the production of timber or other forest produce, soil and water conservation, recreational, scenic or scientific purposes and includes planting, thinning, spraying and harvesting and includes the sustainable management of indigenous forests in accordance with the Forests Amendment Act 1993.

Gross Floor Area means the sum of the floor areas of a building measured to the outside of the exterior walls or structural frame of the building, but excludes any basement, roof space or other floor area allocated to car parking, loading docks and machinery or plant space.

Hapu means a Maori sub-tribe.

Hazardous Activity means an activity involving hazardous substances and sites including vehicles for their transport, at which these substances are used, stored, handled and disposed of.

Hazardous Substances has the same meaning as Section 344 of the Act.

Health Services means services relating to physical health, mental health and welfare performed by duly qualified practitioners or by persons in their employ and includes services provided by hospitals and medical centres.

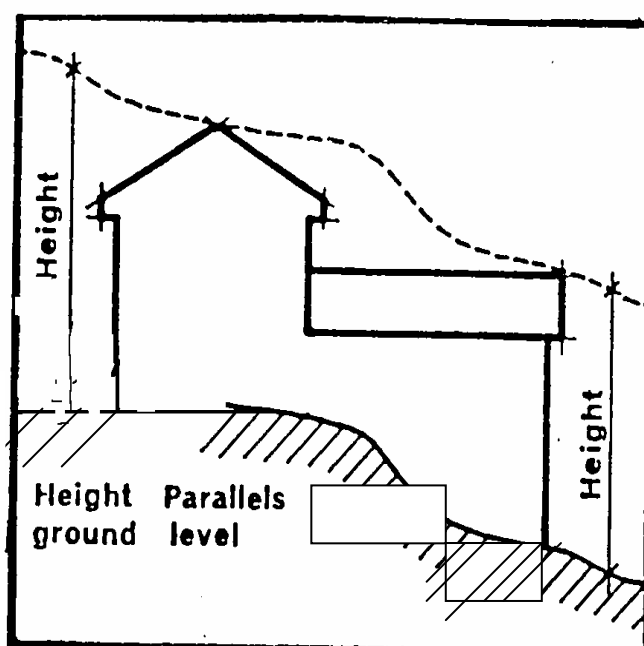
Heavy Industrial Activity means any industrial activity that does not fall within the definition of "Industrial Activity".



Height in relation to buildings and structures is the vertical distance between ground level at any given point and the highest part of the building or structure above that point.

Excluded from ground level are all areas of cutting or filling which result from proposed building works.

Excluded from height are chimneys, and television and radio aerials in associating with dwelling houses.



Heliport means a facility for the landing, take-off, parking, storage, refuelling and maintenance of helicopters including associated buildings, but does not include facilities for overhauls.

Home Occupation:

- (a) Means a business, craft, trade or profession which:
 - (i) Is carried out entirely within a dwelling house or accessory building, and
 - (ii) Involves not more than one third of the total floor space of buildings and/or storage on the site, and
 - (iii) Is in all respects, secondary to the principal use/s of the site (i.e. residential or rural), and



- (iv) Does not generate more than a total of 20 motor vehicle movements per day, inclusive of heavy vehicle movements (i.e. a total of 10 vehicles involved in the commercial activity visiting the site), and
 - (v) Does not cause electric or electromagnetic interference to other properties' and
 - (vi) Does not cause any dust nuisance and/or objectionable odour as defined by an Enforcement Officer, and
 - (vii) Does not involve any exterior display (apart from the sign/s in accordance with section 16) or any other exterior indication that buildings are used for other than normal domestic or farm purposes for the Residential or Rural Zone respectively, and
 - (viii) Does not sell liquor from the site, and
 - (ix) Generates the income on the site, i.e. vehicle depots and unrelated storage of plant and material are not permitted under the home occupation definition.
- (b) Does not include: motor vehicle repair garages, activities involving heavy vehicles, wrecking and/or storage/recycling of vehicles, storage/ recycling of vehicle parts, redundant white ware, bicycle frames, tyres, household waste, clothing, general rubbish, panel beating, spray painting, fibreglassing, funeral parlours or animal boarding facilities and other miscellaneous items.

Home Stay means providing accommodation and meals within a family-type atmosphere located within a dwelling house.

Horticulture means the growing of crops, other than fodder crops in association with pastoralism, and includes berry-fruit growing, vegetable growing, flower growing and plant nurseries, orcharding or viticulture and includes associated glasshouses and shade houses.

Hotel means a building used for the accommodation of travellers and may be subject to a licence under the Sale of Liquor Act 1989.

Household means a person or group of people who reside together and interact on a daily basis to maintain a self-contained housekeeping unit. A household may include an extended family, or two or more families living together or groups of unrelated people who flat together.

Hydro Electric Power Generating Infrastructure means hydro dams, power houses and associated generation equipment, switch yards and associated wires and transformers.

Industrial Activity means the use of any land, building or part of a building for processing, manufacturing, bulk storage, warehousing, service and repair activities (including service stations) and includes:

- (i) timber processing and treatment, and



- (ii) building improvement centres and farm supply outlets using a minimum land area of 3000 m², and
- (iii) residential accommodation for persons whose employment is such that they are required to live on the premises, but not exceeding one household unit, but
- (iv) excludes pulp and paper mills,

but excludes all industries in the definition of "Heavy Industrial Activity" in the Definitions Section of this District Plan.

Information Centre means an office type building used for providing visitor information with a primary function of promoting the South Waikato District for the purposes of tourism.

Integrated Development means the subdivision and development of allotments (and roads) for which a resource consent is granted concurrently for subdivision, construction of roads, services and landscaping, and the siting and design of buildings.

Intensive Animal Farming means the raising of animals in artificially controlled conditions, and includes pig farming, poultry farming, fitch farming and rabbit farming, and farming of other fur-bearing animals, where these activities are carried out substantially within buildings. Intensive animal farming is usually independent of soil fertility, depends on a high input of food from beyond the site, and may produce a high output of wastes. Calf rearing operations are excluded from this definition.

Intrinsic Value has the same meaning as in Section 2 of the Act.

Iwi means a Maori tribe.

Kaitiakitanga has the same meaning as in Section 2 of the Act.

Kohanga Reo means a Maori preschool facility with an emphasis on Maori language.

Landscape is a reflection of the cumulative effects of physical (eg. geology, geomorphology, soils, vegetation, climate etc) and cultural (buildings, human activities etc.) processes.

Landscaping means the planned use of landform, plant-form, water and artificial features for the purpose of beautifying or enhancing a site for human use and enjoyment.

Licensed Premises means land, buildings or part of a building used principally for the sale and/or serving of liquor, for consumption on the premises, in accordance with the Sale of Liquor Act 1989. Licensed premises includes (but is not limited to) hotels, taverns, wine bars and clubs and wholesalers.



Limited Access Road means any road declared as such under Section 153 of the Public Works Act 1981, Section 4 of the Public Works Amendment Act 1963, or Section 346 of the Local Government Amendment Act 1978 and which for the purposes of subdivision, is deemed not to be a road providing legal frontage.

Lot means an allotment as provided for in the Resource Management Act 1991.

Mana means authority, prestige or influence.

Mana Whenua is defined in Section 2 of the Act.

Marae (and Marae Development) includes the land, wharenuī (meeting house), marae area (the forecourt of the wharenuī), wharekai (dining hall and kitchen), wharepaku (ablution blocks inclusive of toilets, showers and changing rooms), wharekarakia (church), and urupa (burial grounds) associated with that marae.

Market Place means facilities which retail produce or goods grown or crafted both on or off the property from which they are being sold.

Means of Compliance means a method by which the standard may be complied with.

Mining is defined in the Crown Mineral Act 1991.

Motel means premises used principally for transient residential accommodation and may include ancillary facilities such as restaurants, lounges, laundries, swimming pools and playgrounds.

Motor Vehicle Repair Garage means any site used for the repair of any motor vehicle, engine or body, the overhauling of motor vehicles, panelbeating and the trimming or spray painting of motor vehicles and also the retail sale of fuel and lubricating oils for motor vehicles including the sale of kerosene, tyres, batteries, spare parts and other accessories associated with motor vehicles.

Multi Unit Development means any residential development comprising more than two household units on a property. It includes terrace houses, town houses, double unit dwellings and two or more detached dwelling units not constituting a comprehensive residential development, but does not include a dwelling unit and ancillary flat or an apartment house.

Natural Hazard is defined in Section 2 of the Act.

Network Utility Operator is defined in Section 166 of the Act and **Network Utility Operation** has the same corresponding meaning.

Non-Complying Activity has the same meaning as in Section 2 of the Act.



Non-Residential Storage and Activity:

- (a) Means all activities and storage that are not included in the definition of residential activity and/or home occupation such as the storage and recycling and wrecking of vehicles and vehicle parts and other miscellaneous items (including redundant white ware, bicycle frames, tyres, household waste, clothing, old oil drums and general rubbish).
- (b) Includes a vehicle stored on site for six months or more that is unwarranted and unregistered.

Offensive Trades are those trades identified in Appendix D of the District Plan.

Office in addition to the ordinary and customary meaning includes laboratories, computer bureaux, data processing facilities, finance houses, insurance agencies, real estate agencies and travel and tourist agencies, but does not include medical, dental or veterinary rooms or medical centres.

Outdoor Recreation Activity means recreation activities carried out in the open air, and any buildings associated with these activities are accessory to such activities.

Owner's Representative means the person or persons appointed by the owner as such.

Papakaianga Housing means a traditional layout of residential accommodation on multiple owned Maori land in association with a Marae.

Places of Assembly means any building used primarily for worship, recreation, education or deliberation and includes any church, church hall, funeral directors chapel, clubrooms, gymnasium, pavilion, indoor sports facility, or community centre.

Postal Services includes a Post Shop, private mail boxes, mail receipt and sorting and courier services.

Potable means a water supply with less than 1 E.coli count per 100mls measured by the recognised bacteriological test under the current New Zealand drinking water standards. A count of 1-9 E.coli per 100 mls is considered treatable and will be accepted. A count of 10 and over will not be acceptable unless treatment facilities to achieve <1 are installed prior to the issue of completion certificate.

Pre-school Facilities refer ***Childcare Facilities***.

Private Road is defined in section 315 of the Local Government Act 1974.

Prohibited Activity has the same meaning as in Section 2 of the Act.

Property means the land comprised and described in one Certificate of Title.

Public Kiosk has the same meaning as ***Information Centre***.



Pulp Mill means a manufacturing operation which converts wood chips to wood pulp and/or paper.

Quarrying (operations) means operations in connection with the construction or working of a quarry; and includes:

- (i) The erection, maintenance, and use of plant and machinery, and the construction or use of roads, railways, tramways, dams, races, channels, building, dwellings, and other works connected with any such operations;
- (ii) The removal of overburden by mechanical or other means, and the stacking, deposit, or discharge of any mineral, material, debris, refuse, or waste water produced from or consequent on any such operations;
- (iii) The lawful use of land, watercourses, and water, and the doing of all lawful acts incidental or conducive to any such operations - but does not include any work carried on in a quarry which has been declared to be a construction work pursuant to section 3 (6) of the Construction Act 1959.

Radiocommunication means any transmission, emission, or reception of signs, signals, writing, images, sounds, or intelligence of any nature by radiowaves;

Radio Mast means any mast, pole, tower or similar structure designed to carry any aerial or antenna dish or otherwise to facilitate radiocommunication or telecommunication;

Radiowaves means electromagnetic waves of frequencies between 9 kilohertz and 3,000 gigahertz, propagated in space without *artificial guide*.

Reserve is defined in the Reserves Act 1977.

Residential Accommodation means any building or part thereof used, or intended to be used for human habitation.

Residential Institution means a boarding house, hostel, resthome, or residential establishment that provides board and/or lodging but does not include a motel, or public or private hospital.

Residential Activity:

- (a) Means the use of land and buildings by people for the purpose of permanent living accommodation generally referred to as their home and permanent address.
- (b) Includes accessory buildings and leisure activities associated with needs generated principally from living on the site (including annual wood storage, barbeque areas, storage and work on hobby



and recreational vehicles if kept inside accessory building or on fixed trailer as appropriate).

Resource has the same meaning as Natural and Physical Resources defined in Section 2 of the Resource Management Act.

Restaurant means premises where meals are sold principally for consumption on the premises and includes licensed, a drive-through and/or take away facilities.

Resthome means premises providing care for the aged which are licensed as a home under the Old Peoples Homes Regulations 1980.

Retail Shop means premises where goods and services are sold, exposed or offered for sale by retail, or for hire, to members of the public but does not include:

- (i) the sale or hire of motor vehicles, caravans, trailers, boats or heavy machinery; or
- (ii) service station premises; or
- (iii) the sale of fuels or motor spirits.

Retail shop includes the sale of liquor (pursuant to an off-licence) for consumption off the premises.

Riparian Management means the protection of lake, river and stream margins as required in order to avoid, remedy or mitigate adverse effects of erosion, subsidence, and inundation and to protect water quality and flora and fauna habitats. These areas are identified on the Planning Maps.

Road is defined by section 315 of the Local Government Act 1974.

Roadside Stall means facilities from which produce or goods are sold which are grown or crafted on the same property as the retail facility is situated.

Rongoa Plants means plants used by tangata whenua for traditional medicinal purposes.

Rural Area means land zoned Rural in the District Plan.

Sanitary Drainage has the same meaning as "sewerage drainage" as defined in section 441(1) of the Local Government Act 1974.

Screening means any construction or planting that provides a permanent and effective visual screening.

Secured (in relation to off-site parking/loading spaces) means binding written agreement by affected parties over their use.

Service Lane is defined in the Local Government Act 1974.



Service Station means an activity comprising the sale of motor vehicle fuels (including petrol, CNG, LPG and diesel) and may also include any one or more of the following;

- (i) the sale of kerosene, alcohol based fuels, lubricating oils, tyres, batteries, vehicle spare parts, and other accessories normally associated with motoring;
- (ii) retail premises;
- (iii) drive through facilities;
- (iv) a car wash facility;
- (v) the hire of motor vehicles and trailers provided that the storage or display area does not encroach on any required parking spaces.
- (vi) mechanical repair and servicing of motor vehicles (including motor cycles, caravans, boat motors, trailers) and domestic gardening equipment;
- (vii) warrant of fitness testing;
- (viii) truck stops.

Sign means any device attracting or intended to attract notice for the purpose of directing, identifying, informing or advertising, placed upon a site and visible from off the site and includes those affixed to, or incorporated within the design of a building whether by painting or otherwise and any board, hoarding or other structure which supports the sign.

Site (in relation to land use activities) means an area of land comprised in one Certificate of Title, or adjoining areas comprised in two or more Certificates of Title in the same ownership and used for the same activity.

Site (in relation to subdivision) means an area of land comprised in or proposed to be held in one Certificate of Title that may be disposed of separately.

Site Coverage means that portion of a site which is covered by buildings, whether principal or accessory, including overhanging or cantilevered parts of buildings.

Street has the same meaning as "road" as defined by section 315 of the Local Government Act 1974.

Street Furniture means sculptures, works of art in public places, road signage, bus shelters, seats, parking meters, railway warning bells and barrier arms, town clocks, power poles, mail boxes, telephone boxes and traffic lights.



Tangata Whenua is defined in the Act. Raukawa Kaumatua Kaunihera is the Authorative Body representing Raukawa Iwi.

Taonga is a Maori term meaning "treasure" or "highly valued items".

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 Line means a wire or wires or a conductor of any other kind (including a fibre optic cable) used or intended to be used for telecommunication; and includes any pole, insulator, casing, minor fixture, tunnel, or other equipment or material used or intended to be used for supporting, enclosing, surrounding, or protecting any such wire or conductor; and also includes any part of a line.

Temporary Military Training Activity means an activity undertaken for Defence Purposes. Defence Purposes are those in terms of the Defence Act 1990. The Defence Act identifies the purposes for which the New Zealand Defence Force has been raised and maintained and defines Defence Areas. The Act also enables provision for regulations restricting access to Defence Areas.

Transport Depot means a bus or railway station, depot for the handling or transfer of goods, materials, liquids, vehicles, containers and includes storage areas, ancillary offices and staff facilities.

Tourist Accommodation means buildings for the use of temporary or semi-permanent accommodation of paying guests, and includes motels, hotels, boarding houses, private hotels, guest houses, backpackers lodges, youth hostels and similar accommodation.

Tourism Development means an activity that is based on tourism in the South Waikato District.

Urban Area means an area which is used or intended to be used solely or principally for residential, commercial, industrial or any other similar urban purposes or any two or more such purposes.

Waahi Tapu means sacred sites including burial grounds, and sites of historical significance, maunga, etc. to the Maori people.

Warehouse means premises for the storage and display of goods and materials prior to wholesale, sale or distribution.

Wetlands is defined in Section 2 of the Act.



Yard means a part of a lot which is required by this District Plan to be unobstructed by buildings or storage from the ground upwards, except as otherwise provided by this district plan. **Front** and **rear** yards extend across the full width of a lot and **side** yards lie along the length of a side boundary between the front and rear yards.

A **front** yard is any yard that borders a road. Where a property has two or more **front** yards (i.e. corner and through sites) the remaining yards are assessed as **rear** yards.

Buildings are allowed a maximum eave overhang of 0.6 metres within the yard requirement.

No part of a building (including eaves) can extend beyond the subject site or over a neighbouring property or road boundary.

Note: Any building line restriction registered on the certificate of title for a property must be complied with in addition to the relevant yard requirements for the zone to which the property relates.

Zone means a spatially defined area that groups land use activities together according to anticipated environmental results.