

Glossary of Terms

TERM	DEFINITION
Accessible	The degree to which an entity, such as public transport, a shop or a community facility, is easy to reach for all persons in the locality.
Affordable Housing	Housing provided at a cost considered affordable in relation to average incomes or the price of general market housing.
Amenity	People's appreciation of pleasantness, aesthetic coherence, and cultural and recreational attributes derived from the natural or physical qualities and characteristics of an area.
Ancillary Use	A subsidiary or secondary use closely associated with the main use of a building or piece of land.
Big Box Retailing	Large format retail outlets often selling bulky items, household goods, and property improvement supplies, usually requiring large sites and areas of off-street parking.
CBD	The Central Business District of a city, usually characterised by a concentration of retail and commercial buildings.
Cluster	A group of businesses or organisations who, owing to the goods they produce and/or services they provide have common customers, technology or use similar specialist skills. They group together in order to benefit from the complementary nature of their business or enhance the overall competitive advantage of individual companies.
Concept Plan	A plan setting out the comprehensive development concept of a usually large site in common ownership, or with a small number of owners.
Density	In the case of residential development, a measurement of either the number of habitable rooms per hectare or number of dwellings per hectare.
Development	The carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land. Development includes any subdivision, structure, excavation, or work connected with existing or new uses, which is likely to have some lasting effect on land or a community.
Development Contribution	A contribution of money, works or land required to be made to the Council or to be undertaken before an activity establishes. The contribution must relate to the effect that the proposed activity will have on the environment or the additional demand placed on Council's infrastructure or facilities, and the method of calculation must be specified in the LTCCP.

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District Plan	A plan prepared under the Resource Management Act 1991 setting out the objectives, policies, methods, rules and anticipated environmental results developed by the council and community through a public process to achieve the sustainable management of the district's natural and physical resources and to assist the Council to carry out its resource management functions in order to achieve the purpose of the Resource Management Act.
Environment Court	A court which deals with appeals and references against council decisions on District Plan and Policy Statements and resource consent applications. The Court also deals with appeals against decisions of heritage protection authorities and requiring authorities (public works) and with enforcement matters.
Financial Contribution	A contribution of money, works or land required to be made under the Upper Hutt District Plan. Note: The only Financial Contribution currently required by the Upper Hutt District Plan is towards Reserves and Leisure Facilities when a new lot or new dwelling is created.
Floodplain	The extent of land immediately adjoining a watercourse which is inundated when the discharge exceeds the conveyance of the normal channel. The extent of inundation is defined by a specified return period of a flood (e.g. 100 year flood).
Growth Areas	Areas that are identified for change to accommodate urban growth. The new communities of the future will be located in growth areas, with housing, shopping, employment, parks and other features of urban life.
Hearing	A meeting conducted by Council's elected representatives or appointed commissioners where submissions and evidence is heard on the subject of the meeting.
Higher Density Housing	A higher number of housing units on a given area of land than the average in the surrounding locality.
Long Term Council Community Plan [LTCCP]	A plan prepared under the Local Government Act 2002 setting out the community outcomes for Upper Hutt City, and identifying how the Council will contribute towards achieving these outcomes. It includes Council's proposed work programme for the next ten years.

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Mediation	A negotiation process to resolve differences between parties, and conducted to resolve differences by an impartial person(s).
Mixed Uses	Provision of a mix of different land uses, developments, or activities, within a defined location. It usually relates to a mixture of land uses such as residential, commercial, retail and leisure uses in a city or suburban centre.
Open Space	All space of public value, including public landscaped areas, playing fields, parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.
Regional Policy Statement	An operative regional policy statement prepared under the Resource Management Act 1991 by a regional council. It provides an overview of the resource management issues of the region and policies and methods to achieve integrated management of the natural and physical resources of the whole region.
Renewable Energy	Energy flows that occur naturally and repeatedly in the environment, such as wind, water flow, tides, solar or geothermal energy. It can also include energy sources manufactured from crops and other natural products.
Stormwater	Rainwater that runs off streets and gutters, enters drains, soakholes and waterways. Stormwater is untreated but may be filtered by traps or wetlands.
Structure Plan	A planning tool that sets out the framework for the future development of a specific site(s) or locality, and establishes the plan to guide development and land-use change in order to achieve the stated environmental, infrastructural, economic, and community objectives for the development of the site(s) or locality.
Sustainable Development	Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.
Urban Design	The design of buildings, places, spaces and networks that make up our towns and cities, and the way people use them.
Urban Design Protocol	The NZ Urban Design Protocol provides a platform to make New Zealand towns and cities more successful through quality urban design.

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Urban Form	The pattern and layout of development and the built environment in a locality.
Urban Infrastructure	Infrastructure, such as water supply, stormwater systems, sewage disposal plants, transportation systems, utility services and other improvements that are essential for urban development.
Urban Renewal	The redevelopment or revitalisation of properties in an established urban area to replace ageing buildings with low amenity with new modern building stock, or to provide for a greater range of housing, employment and social activities.
Urban Village	The commercial area of a residential sector of the City where people meet and gather to obtain local goods and services, and for leisure, and which has identifiable characteristics as a small scale commercial and social hub for the neighbourhood.
Vitality	In terms of commercial areas, the capacity of a centre to grow or develop, the intensity, vibrancy and mixture of different developments and activities.
Zoning	A means of grouping all activities of like character (in terms of effects and / or needs) and specifying under what conditions various types of activities would be acceptable in that zone. Zones were a requirement of plans prepared under the Town and Country Planning Act, but are not mandatory now. Many district plans do not include zones, but may refer to areas or overlays instead.