

# 12 Glossary

Activity centres	Provide the focus for services, employment and social interaction in cities and towns. They are where people shop, work, meet, relax and often live.		will cover a number of topic areas including urban form, subdivision design, specific guidance in landscape areas, low impact design techniques and crime reduction through design.
Affordable housing	Well-located housing, appropriate to the needs of a given household, where the cost (whether mortgage repayment or rent) is no more than 30 per cent of that household's income. Exceeding the mark places one under 'housing stress', particularly in the lower 40 per cent of the income distribution scale.	Fringe	Areas of the District that border on non-urban areas or the 'edge' (loosely defined) of the built-up urban area.
Broadband services	Communications that send several different channels of digital information down a wire at the same time, or use a wider range of frequencies to transmit a single data stream. Broadband is often referred to as 'high bandwidth' and is applied to technologies such as cable Internet, where it allows constant connection.	Greenfield site	Undeveloped land identified for residential or industrial/commercial development, generally on the fringe of the metropolitan area.
Catchment	An area of land where run-off from rainfall goes into one river system.	Greenhouse effect	The warming of the earth's surface caused by greenhouse gases in the lower atmosphere. These gases regulate the earth's temperature – making it capable of sustaining life – by retaining some of the heat that otherwise would radiate back into space.
Central Business District	The main commercial areas located in both Taupo and Turangi.	Greenhouse gases	The most prominent greenhouse gases are carbon dioxide (mainly from the burning of fossil fuels and land clearing), methane and nitrous oxide.
Corridors	Main transport routes linking key urban areas or other land uses both within the Taupo District and beyond to other regions.	Grey water (or sullage)	Waste water from showers, baths, hand basins, laundries and kitchens.
Demographics	Characteristics of the population.	Growth areas	Areas that are designated for large-scale change, over many years, from rural to urban use. The new communities of the future will be located in growth areas, with housing, shopping, employment, parks and other features of urban life.
Design guidelines	The aim of the design guidelines will be to provide guidance to developers and the community on the form and design of development in the District. It is anticipated that these guidelines will sit outside of the Proposed District Plan and	Heritage	Aesthetic, historic, scientific or social value for past, present or future generations.

Higher-density housing	Housing units on a given area of land that are more numerous than the average in the surrounding locality.	Renewable energy	Electricity generated from clean, renewable energy sources, such as solar, wind, biomass, hydro power and geothermal.
Incompatible land uses	Land uses that have negative effects on adjacent land uses.	Septic tank	An installation within individual properties that treats household waste water.
Live, work and play	A liveable urban environment is a place which meets the needs and expectations of the people who live there. These needs and expectations include employment opportunities, a range of housing options and recreational and leisure opportunities.	Sewage	Waste water that is treated in sewage treatment plants (such as the Eastern and Western Treatment Plants) or in septic tanks.
Northern Growth Area	This area stretches from Waitahanui around to Kinloch taking in Taupo Town and the Mapara Valley. Other areas considered as potential growth locations in the Northern Growth Area were Oruanui, Palmer Mill Road, Wairakei, Aratiatia and an area off State Highway 5 (Napier).	Secondary activity centres	A small to medium scale commercial centre which provides a range of services to meet the needs of the immediate local community.
Open space network	An open space network is a range of small and large publicly accessible green spaces that provide for local environmental amenity and informal passive recreation, active play, recreational routes, lake access and landscape enjoyment and more formal outdoor sporting activities and facilities.	Sewerage system	A network of pipes (sewers) to collect waste water and transfer it to a central plant for sewage treatment.
Potable water	Water suitable for humans to drink.	Significant Natural Areas	Those areas in the Taupo District determined as being characterised by significant natural vegetation and/or significant habitats of indigenous fauna.
Precautionary principle	Where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent environmental degradation (Rio Declaration).	Social cohesion	The degree to which participants in social systems feel committed to the system and the wellbeing of other participants.
		Social housing	Non-profit housing owned and managed for the primary purpose of meeting social objectives such as affordable rents, responsible management, security of tenure and good location in relation to employment services. The term encompasses public housing and includes housing owned or managed by the community.



Social/cultural infrastructure	Infrastructure that contributes to or supports social and cultural purposes, such as community meeting places, schools and recreation facilities.	Structure plans	which has a major and long-term impact on activities in a region.
South Eastern Growth Area	The south eastern growth area is the area running down the south eastern lakeshore of Lake Taupo. Areas considered as potential growth locations in this area were Motuoapa South, Kiko Road, Oruatua and Te Rangiita.	Sustainable development	Planning tools that set out an integrated vision for the desired future development of a place, and establish a planning and management framework to guide development and land-use change in order to achieve stated environmental, social and economic objectives.
South Western Growth Area	The south western growth area is the area running down the south western lakeshore of Lake Taupo. The south eastern growth area is the area running down the eastern lakeshore of Lake Taupo. Areas considered as potential growth locations in this area were Whareroa North, Whareroa West, Kurutau, Te Puke Road, Omori Road, West of State Highway 47 and Parerohi Grove	Quadruple-bottom-line	Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.
Southern Growth Area	The southern growth area is centred on Turangi. The south eastern growth area is the area running down the eastern lakeshore of Lake Taupo. Areas considered as potential growth locations in this area were Tokaanu, Hirangi Road, Turangi West, Topia Drive, Taupahi, Grace Road, Rihia Road and Mangamawhitiwhiti.	Urban design elements	Integrated approach to the achievement of environmental, social, cultural and economic outcomes.  Urban design is about making the connections between people and places, between public and private space, between the natural and built environment, between movement and urban form and between the social and economic purposes for which urban space is used. The five urban design principles are consolidation and dispersal, integration and connectivity, diversity and adaptability, legibility and identity and environmental responsiveness. (Ref Ministry for the Environment, March 2002 "People, Places and Spaces – A design guide for urban New Zealand".
Stormwater	Rainwater that runs off streets and gutters, enters drains, soakholes and waterways. Stormwater is untreated but may be filtered by traps or wetlands.	Urban form	The pattern of development in an urban area, including aspects such as urban density; the use of land (residential, commercial, industrial); the existence of denser "nodes", centres or corridors; and the degree
Strategic infrastructure	Large-scale infrastructure, such as key transport corridors or airports,		



	to which urban development is contiguous or “scattered” at the edge.
Urban growth boundary	A management tool to contain urban areas and limit their expansion. It divides land that is urban – to be used for housing, shops, factories – from land that is non-urban and to be used for purposes such as conservation, agriculture, mineral extraction, airports and the like. An urban growth boundary encourages urban consolidation and protects valued non-urban areas from urban development.
Urban infrastructure	Infrastructure, such as water supply, sewage disposal plants, and other improvements that are essential for urban development.
Walkable	Walkable communities, or locations, make footpath-based travel as easy as possible for all members of the community including children, people with prams/shopping carts and people using mobility aids. Walkability encompasses issues of safety (traffic and personal), attractive surroundings, distance between destinations, gradients, appropriate surfaces and physical barriers to access such as steps and gutters.
Waste water (or effluent)	Water that has been used for various purposes by households, businesses and industry; includes domestic sewage (grey water and black water) and trade wastes. Effluent is treated waste water.
Wildlife corridors	Strips of land that provide for the movement of wildlife between larger areas of habitat.

