

Section 28.2 – Kopu to Thames Structure Plan

28.2.1 Description

The Kopu to Thames Structure Plan covers approximately 900 ha of land located between Kopu and Thames. The area is generally bounded by the Kauaeranga River to the north, the Coromandel range to the east, the Waihou River and Firth of Thames to the west and State Highways 25 and 25A to the south. The structure plan principally provides for industrial activity at Kopu, residential development, rural activities and rural lifestyle development. There is also land on the eastern side of the new Kopu Bridge, north of State Highway 25, called Kaiwhenua (refer to Diagram 3) which is reserved for commercial and community activities that cater for tourists and local travellers.

The Structure Plan area already contains residential land which provides an extension of the Thames settlement and a substantial industrial area offering opportunities for further industrial expansion. The area also includes the Sir Keith Park Airfield and Rhodes Park.

The Kopu to Thames Structure Plan Industrial Zone is located within the Thames Flood Management Plan. Separate overlay rules (see Section 36) and planning maps manage flood risk and are not part of the Structure Plan.

28.2.2 Purpose

The purpose of the Kopu to Thames Structure Plan is to provide a framework to guide and manage coherent development within the Structure Plan area. The Structure Plan defines future development and land use patterns, areas of open space, including ecological corridors, the layout and nature of infrastructure, and other key features requiring protection. The overall vision of the Structure Plan is to:

“Develop a gateway to the Thames township and the Coromandel Peninsula, through development of industrial and residential areas that are readily accessible, visually attractive and have a character that embodies the landscape, ecological and cultural heritage of the Coromandel.”

28.2.3 Issue

The Council has been experiencing increasing pressure for development in the Kopu and Totara area for residential purposes and additional industrial sites. The construction of the new Kopu Bridge and state highway has created a highly visible and accessible area for development. Decisions made in the absence of a development and land use framework to guide and direct growth can result in inappropriately located and designed activities. Unplanned subdivision, use and development of this nature do not allow for:

- Community views and visions to be taken into account;
- A co-ordinated approach to infrastructure delivery;
- The integrated management of environmental issues including management of natural hazards, water quality, protection of natural, archaeological and cultural heritage values.

28.2.4 Objectives and Policies

Objective 1

Kaiwhenua is an attractive area containing visitor service and small - scale commercial activities, with public facilities providing historic heritage, cultural and landscape information about the District.

Policy 1a

Kaiwhenua shall be enhanced to provide a positive first impression of the District after crossing the Waihou River.

Policy 1b

Development of Kaiwhenua shall achieve the following:

- a) Area A: a landscaped area designed as a local and visitor amenity and ecological feature that creates a District gateway.
- b) Area B: a mix of small-scale commercial activities, cultural and community activities orientated towards Kopu Road.
- c) Area C: a mix of small-scale commercial activities, cultural and community activities orientated towards Kopu Road.

Policy 1c

Development of Areas A, B or C shall achieve the following:

- a) An efficient and safe road network; and
- b) Building setbacks from the state highway; and
- c) Coordinated water, wastewater, solid waste, telecommunications and electricity infrastructure on-site and with surrounding sites; and
- d) Comprehensive management of stormwater collection from the wider Kopu area, treatment and disposal to achieve hydraulic neutrality; and
- e) Comprehensive design to achieve Objective 1 and Policy 1a; and
- f) An acceptable level of flood hazard risk (see Section 11 Natural Hazard Background); and
- g) A cultural assessment that identifies the history and value of the site to tangata whenua.

Note:

1. “Hydraulic neutrality’ means that stormwater runoff is appropriately managed so that the post-development peak flows do not exceed pre-development peak flows from the site.”

Objective 2

Ecological corridors are established to protect and enhance the natural character of the landscape, catchment and drainage patterns.

Policy 2a

Remnant bush areas and low lying/flood prone areas shall be secured for ecological corridors during the subdivision and development process.

Policy 2b

Fragmented areas of bush should be connected and enhanced with native planting.

Policy 2c

Ecological corridors and wetlands should be designed and located to enable use for stormwater management and cycle/pedestrian networks.

Objective 3

A high quality industrial environment is created within the Industrial Zone.

Policy 3a

Street layout and design shall:

- a) Provide wide berms and landscape buffer planting between State Highway 25 and site boundaries;
and
- b) Enhance ecological connections; and
- c) Establish street planting down the road side adjacent to industrial properties.

Policy 3b

Sites with frontage to the State Highway shall incorporate landscape planting between the road and buildings.

Objective 4a

A transport system that consists of a comprehensive internal roading layout with key intersections on State Highway 25.

Objective 4b

A transport system that provides for alternative forms of transport.

Policy 4a

Phases of roading infrastructure shall be identified to service future development of the area.

Policy 4b

The transport system shall connect between and through Industrial Areas and Residential Areas and shall provide for safe and efficient travel reducing reliance on and frontage to State Highway 25.

Policy 4c

Land shall be set aside during the subdivision and development process for ecological and recreation corridors, encouraging walking and cycling.

Objective 5

Heritage and archaeological sites of significance are identified, protected and enhanced.

Policy 5a

Identified areas of high archaeological significance and cultural sensitivity shall be recorded and their values protected from inappropriate subdivision and development.

Objective 6

Stormwater is managed to control stream channel erosion and assist with flood protection.

Policy 6a

Practicable and appropriate methods of stormwater management shall be used to protect the area within in the Structure Plan, which may include disposal and treatment of stormwater within ecological corridors.

Policy 6b

Riparian margins around water bodies shall be provided or retained in all reserve areas and along perennial streams.

Policy 6c

Stormwater management plans for new industrial activities shall address on-site contaminants and stormwater discharge.

Objective 7

Geotechnical constraints to development are identified and managed.

Policy 7a

Site specific investigations for proposed buildings platforms shall be provided at the time of subdivision or building consent.

Policy 7b

Earthworks shall be managed to protect slope stability.

Policy 7c

Development opportunities should be managed adjacent to:

- a) Kauaeranga River and Kirikiri Stream banks; and
- b) Fill embankments around the sewage works, drains, streams and rivers; and
- c) Either side of the fault scarp.

Objective 8

Water and wastewater infrastructure are able to meet the demand of sequenced development in the Structure Plan area.

Policy 8a

Upgrades to water and wastewater infrastructure shall be planned and implemented to accommodate projected sequenced development.

Objective 9

Development is managed through staging and sequencing of infrastructure.

Policy 9a

Residential development shall occur from west to east in the Structure Plan area.

Policy 9b

Industrial development shall occur from south to north in the Structure Plan area.

Policy 9c

Rural lifestyle development shall occur from west to east in the Structure Plan area.

Objective 10

Marine related activities are encouraged within the Kopu Marine Precinct.

Policy 10a

Marine industrial, commercial and recreational activities shall be provided for in the Kopu Marine Precinct.

Policy 10b

Improved boat launching and related amenities and facilities shall be provided west of Quay Street.

28.2.5 Activity Table and User Information

Diagram 1 of the Structure Plan illustrates the extent of land available for subdivision and development in Stage One, and shows the indicative Transport Layout.

Diagram 2 of the Structure Plan illustrates a number of natural feature areas that are required to be considered when subdividing or developing land within the Structure Plan. These include archaeological areas, ecological corridors and a fault scarp. The Plan user is directed to Diagram 2 in the first instance to identify if any of the natural feature areas affect their property and what additional information is required to accompany any resource consent application.

The Structure Plan rules are part of a hierarchy of rules. There may be zone, district-wide or overlay rules that also apply to the activity and site. In particular, refer to Section 36 Natural Hazards and the applicable planning maps for management of flood risk. Where there is conflict between rules the rule hierarchy applies to the extent of the conflict (see Section 1 Background and How to Use the Plan for more information).

Activity Table	
Stage One (Excluding Kaiwhenua)	
Building (excluding Kaiwhenua)	R 1
Earthworks (excluding Kaiwhenua)	R 2
Subdivision outside Stage One	R 3
Subdivision within Stage One (excluding Kaiwhenua)	R 4
Vehicle Generation	R 11
Kaiwhenua	
'Community' activities listed in Section 1.8 Activity Summary Table	R 6
General commercial, Restaurant, Service station	R 5
Subdivision	R 7
Water supply infrastructure, Wastewater infrastructure, Stormwater infrastructure	R 8
Any other activity	R 9
Kopu Marine Precinct	
Commercial recreation/Event facility	R 10
Community facility	R 10
General commercial	R 10

28.2.6 Stage One Rules (Excluding Kaiwhenua)

Rule 1: Building (excluding Kaiwhenua)

1. A building (excluding Kaiwhenua) that is a permitted or controlled activity in the underlying zone and district-wide rules retains its activity status provided:
 - a) It is not located within 20 m of an indicative collector road shown in Diagram 1; and
 - b) It is not located within 30 m either side of the fault scarp; and
 - c) If it is within an ecological corridor shown in Diagram 2, the gross floor area is less than 50 m².
2. A building (excluding Kaiwhenua) that does not retain its activity status under Rule 1.1 is a restricted discretionary activity.
3. The Council restricts its discretion to matters 1, 2, 4, 5 and 8 in Table 2 at the end of Section 28.2.

Rule 2: Earthworks (excluding Kaiwhenua)

1. Earthworks (excluding Kaiwhenua) that are a permitted activity in the underlying zone and district-wide rules retains its activity status provided any earthworks within an Archaeological Area shown in Diagram 2:
 - a) Are for domestic gardening or installing fence posts; or
 - b) Are for farming activities that do not involve the removal or replacement of earth/soil; or
 - c) Move less than 1 m³ of soil per site per calendar year.
2. Earthworks (excluding Kaiwhenua) that do not retain their activity status under Rule 2.1 are a restricted discretionary activity.
3. The Council restricts its discretion to matter 3 in Table 2 at the end of Section 28.2

Rule 3: Subdivision outside Stage One

1. Subdivision outside Stage One that is a controlled or restricted discretionary activity in Section 41 Subdivision retains its activity status provided:
 - a) It is in accordance with the transport network shown in Diagram 1 (including intersection, indicative collector road and state highway notations); and
 - b) It does not result in additional or longer lot boundaries in an Archaeological Area or Ecological Corridor shown in Diagram 2.
2. Subdivision outside Stage One that does not retain its activity status under Rule 3.1 is a discretionary activity.

Rule 4: Subdivision within Stage One (excluding Kaiwhenua)

1. Subdivision within Stage One (identified in Diagram 1), (excluding Kaiwhenua) that is a controlled or restricted discretionary activity in Section 41 Subdivision retains its activity status provided:
 - a) It is in accordance with Diagram 1; and
 - b) A comprehensive stormwater management plan is prepared for the site, including catchment boundaries affecting the site (see the Kopu to Thames Structure Plan Stormwater Management Plan 2009) and consideration of any earthworks that will alter stormwater flow from the site; and
 - c) An archaeological assessment of land within the Archaeological Area shown in Diagram 2 is prepared by a suitably qualified expert; and

- d) An ecological assessment of land within the Ecological Corridor shown in Diagram 2, detailing the corridors to be protected and how they will be maintained and enhanced, is prepared by a suitably qualified expert.
2. The Council restricts its discretion to all the matters in Table 2 at the end of Section 28.2 and Section 41 Subdivision Table 6.

28.2.7 Kaiwhenua Rules

Rule 5: General commercial; Restaurant; Service station

1. An activity listed in Rule 5 is a restricted discretionary activity, provided:
 - a) No building is erected in Area A: and
 - b) Any building or structure in Area B or C has a maximum height of 10m.
2. The Council restricts its discretion to:
 - a) matters 1, 2, 6, 7, and 8 in Table 2 below; and
 - b) matters 2, 7, 10 and 11 in Table 5 in Section 49, to the extent that those matters of discretion are relevant to 28.2.4 Objective 1 and its policies.
3. An activity that is not a restricted discretionary activity under Rule 5.1 is a non-complying activity.

Rule 6: 'Community' activities listed in Section 1.8 Activity Summary Table

1. An activity in Rule 6 is a permitted activity, provided:
 - a) No building (excluding sculptures) is erected under this rule; and
 - b) It is not a Residential care facility.
2. An activity in Rule 6 that is not permitted under 6.1 a) is a restricted discretionary activity, provided:
 - a) Any building or structure has a maximum height of 10m; and
 - b) It is not a Residential care facility.
3. The Council restricts its discretion to:
 - a) matters 1,2,6,7, and 8 in Table 2 below; and
 - b) matters 2,7,10 and 11 in Table 5 in Section 49to the extent that those matters of discretion are relevant to 28.2.4 Objective 1 and its policies.
4. An activity in Rule 6 that is not a restricted discretionary activity under Rule 6.2 is a discretionary activity.

Notes

1. Section 1 Background and How to Use the Plan, '1.8 Activity Summary Table' list of 'Community' activities:

COMMUNITY

Community facility

Emergency service training, military training

Festival, event

Formal recreation

Informal recreation

Public amenity

Residential care facility

Scientific equipment, navigational aid

2. 'Community' activities may include open space areas or landscaped areas with plantings and sculptures.

Rule 7: Subdivision

1. Subdivision is a restricted discretionary activity provided:
 - a) The minimum net lot area is 700m²; and
 - b) The minimum shape circle diameter is 25m; and
 - c) It meets the standards for subdivision in Table 4 at the end of Section 41.
2. The Council restricts its discretion to matters 1 - 10 in Table 6 at the end of Section 41.
3. Subdivision that is not a restricted discretionary activity under Rule 7.1 is a non-complying activity.

Rule 8: Water supply infrastructure; Wastewater infrastructure; Stormwater infrastructure

1. An activity in Rule 8 is a restricted discretionary activity.
2. The Council restricts its discretion to:
 - a) matters 1, 2, 6, 7, and 8 in Table 2 below; and
 - b) matters 2, 7, 10 and 11 in Table 5 in Section 49.to the extent that those matters of discretion are relevant to 28.2.4 Objective 1 and its policies.
3. An activity in Rule 8 that is not a restricted discretionary activity under Rule 8.1 is a discretionary activity.

Note:

1. *Stormwater Management Plans may use information in the following documents:*
 - a) *Kopu to Thames Structure Plan August 2010, Council ECM reference - Doc Set No. 1575689*
 - b) *Technical Report 'Stormwater Management Plan' April 2009, Council ECM reference - Doc Set No. 1141464*

Rule 9: Any other activity

1. An activity in Rule 9 is a discretionary activity, provided that any building or structure has a maximum height of 10m.
2. An activity in Rule 9 that is not a discretionary activity under Rule 9.1 is a non-complying activity.

28.2.8 Kopu Marine Precinct Rules

Rule 10: Commercial recreation/Event facility; Community facility; General commercial

1. An activity listed in Rule 10 is a permitted activity provided:
 - a) It is directly related to a marine activity; and
 - b) It meets the standards in Table 4 at the end of Section 49.
2. An activity that does not retain its activity status under Rule 10.1 is a discretionary activity.

28.2.9 Part Lot 3 DPS 9203 (102 Ngati Maru Highway Kopu)

Rule 11: Vehicle generation

1. Vehicle trip generation for a land use activity is a permitted activity provided:
 - a) it is traffic generation associated with a Residential Activity (refer to Section 1, Table 1.8) that is permitted, controlled or restricted discretionary in the underlying zone; or
 - b) there are no more than 50 trips per day (measured in equivalent car units) per site; or
 - c) where the site only has frontage to a collector road, or is a corner or through site with frontages to a collector road and local road, there are no more than 100 trips per day (measured in equivalent car units) per site; or
 - d) where the site only has frontage to a local road/s, there are no more than 250 trips per day (measured in equivalent car units) per site.
2. Vehicle trip generation for a land use activity that is not a permitted activity in section 28.2.9 Rule 11.1 is a restricted discretionary activity.
3. The Council restricts its discretion to matters 1 and 2 in section 28.2.9 Table 2 at the end of Section 28.2.

Note:

1. *Notwithstanding anything to the contrary in this District Plan, Section 28.2.9 Rule 11 applies to Part Lot 3 DPS 9203 (102 Ngati Maru Highway Kopu), and Section 42 Rule 11 (including associated Appendix 8) does not apply to that land.*

28.2.10 Assessment Matters and Criteria

Table 1 – Stage One Three Waters Infrastructure Requirements¹

Zone and catchment upgrade requirements

1. All Zones

- a) One additional 5,000 m³ reservoir for fire fighting storage is required to service the entire Structure Plan Area; and
- b) An upgrade to the existing mains pipe reticulation from 150 mm to 250 mm is required to service additional development in the Industrial Areas and Residential Areas.

2. Industrial Zone Catchment 1

- a) Construct new flood attenuation ponds; and
- b) New open drain along the south bank of the Te Kupata stream; and
- c) Install new cross culvert under State Highway 25; and
- d) Enlarge existing open drain along the Waihou stopbanks; and
- e) Divert runoff from southern subcatchments; and
- f) Enlarge existing culvert.

3. Industrial Zone Catchment 2

- a) Construct new flood attenuation pond; and
- b) Install new cross culvert under State Highway 25; and
- c) Install new culvert and floodgate under the Waihou River stopbank; and
- d) Divert flow in unnamed open channel along State Highway 25.

4. Residential Catchment 6

- a) Construct new ponds to attenuate stormwater; and
- b) Install 25 m³ rainwater tanks for each new rural lifestyle dwelling; and
- c) Enlarge the existing Waipapa Stream cross culvert under State Highway 25; and
- d) Upgrade mains pipe reticulation from 150 mm to 250 mm.

5. Residential Catchment 7

- a) Construct new ponds to attenuate stormwater; and
- b) Upgrade mains pipe reticulation from 150 mm to 250 mm.

6. Rural Lifestyle Catchment 1

- a) Construct new flood attenuation pond; and
- b) Install new cross culvert under State Highway 25; and
- c) Divert flow in unnamed open channel along State Highway 25; and
- d) Install 25 m³ rainwater tanks for each new dwelling.

7. Rural Lifestyle Catchment 2

- a) Construct new flood attenuation pond; and
- b) Install new cross culvert under State Highway 25; and
- c) Divert flow in unnamed open channel along State Highway 25; and

Table 1 – Stage One Three Waters Infrastructure Requirements¹

Zone and catchment upgrade requirements

d) Install 25 m³ rainwater tanks for each new dwelling.

8. Rural Lifestyle Catchment 4

- a) Enlarge existing Wairere (Harumarere) Stream cross culvert under State Highway 25; and
- b) Install 25 m³ rainwater tanks for each new dwelling.

9. Rural Lifestyle Catchment 5

- a) Upgrade stopbank along the Te Kupata Stream to 1% Annual Event Probability (AEP) level; and
- b) Widen the Te Kupata Stream from State Highway 25 to Waihou River; and
- c) Realign downstream end of Te Kupata Stream; and
- d) Enlarge existing Te Kupata Stream culvert under State Highway 25; and
- e) Install 25 m³ rainwater tanks for each new dwelling.

¹ The catchments are identified in the Kopu to Thames Structure Plan; Background Technical Report - Stormwater Management Plan 2009

Table 2 – Restricted Discretionary Activity Matters

1. Consistency with the Kopu to Thames Structure Plan report and Appendices

- a) The extent to which the land-use pattern and features proposed in the Structure Plan will be achieved.
- b) The extent to which the proposed and future development of the entire Stage One Industrial Area is given regard to.
- c) The extent to which transportation and infrastructure is to be provided to enable the efficient, safe, effective, functional and sustainable delivery of transport and infrastructure. This must take into account the development site and integration with surrounding sites and the wider Kopu to Thames Structure Plan area.
- d) Whether provision has been made for the suitable location and design of proposed areas of open space, ecological links and natural features which are to be retained and/or enhanced, including the areas to be developed for stormwater purposes.

2. Transport network and connectivity

- a) Whether the subdivision or development is consistent with the indicative collector roads and roundabouts.
- b) Whether the continuation of the transport network onto adjacent land is provided for.
- c) The extent to which the development makes provision for transport networks and infrastructure services of an urban standard.
- d) Whether interim access arrangements pending completion of the planned transport network shown on Diagram 1 are available and adequate.
- e) Whether pedestrian links are provided within the subdivision to connect with existing vehicle access and walkways.
- f) Whether roads are drained to swales and stormwater ponds.
- g) The extent to which pedestrians, cyclists and passenger transport are provided for.

Table 2 – Restricted Discretionary Activity Matters

- h) The extent to which car parking, site access and manoeuvring space, including opportunities for shared car parking, is provided for.
- i) The extent to which there is safe separation of access points and sight visibility distances from intersections and other access points.
- j) The extent to which the capacity and performance of the transport network remains safe and efficient.

3. Identification and protection of archaeological sites and sites of significance to Māori

- a) The extent to which known and previously unidentified archaeological sites and site of significance to Māori are identified and suitably protected, and is supported by an assessment prepared by a suitably qualified expert.
- b) The extent to which the relationship of tangata whenua with the archaeological site or site of significance to Māori is recognised and provided for, such as providing fences, covenants, access or esplanade strips.
- c) Whether the historic heritage value of the archaeological site or site of significance to Māori is retained.
- d) Whether measures to provide public access and/or interpretation (such as walkways and interpretation boards) of the archaeological site or site of significance to Māori have been provided for, or are necessary.
- e) Whether consultation has occurred with Heritage New Zealand Pouhere Taonga and tangata whenua representatives, and if applicable, the extent to which any recommendations have been considered.

4. The restoration, protection and management of ecological corridors

- a) The extent to which the ecological corridors shown in Diagram 2 are identified, restored and protected, and is supported by an ecological assessment prepared by a suitably qualified expert.
- b) Whether areas to be planted, or designed to provide access to and from the harbour edge, are vested in the Council.
- c) Whether 'open' space areas (managed wetlands and ponds) are retained in private ownership subject to consent notices on titles (or similar mechanism) to retain public access and the open space character, or are vested in the Council.

5. The safety and stability of development near the fault scarp

- a) Whether building platforms can be provided on the lots with sufficient setback from the fault scarp shown on Diagram 2, and their locations are supported by a geotechnical assessment prepared by a suitably qualified expert.

6. Stormwater management

- a) The extent to which the subdivision or development reasonably contributes towards stormwater management upgrades identified in Table 1, as they are staged with development.

Table 2 – Restricted Discretionary Activity Matters

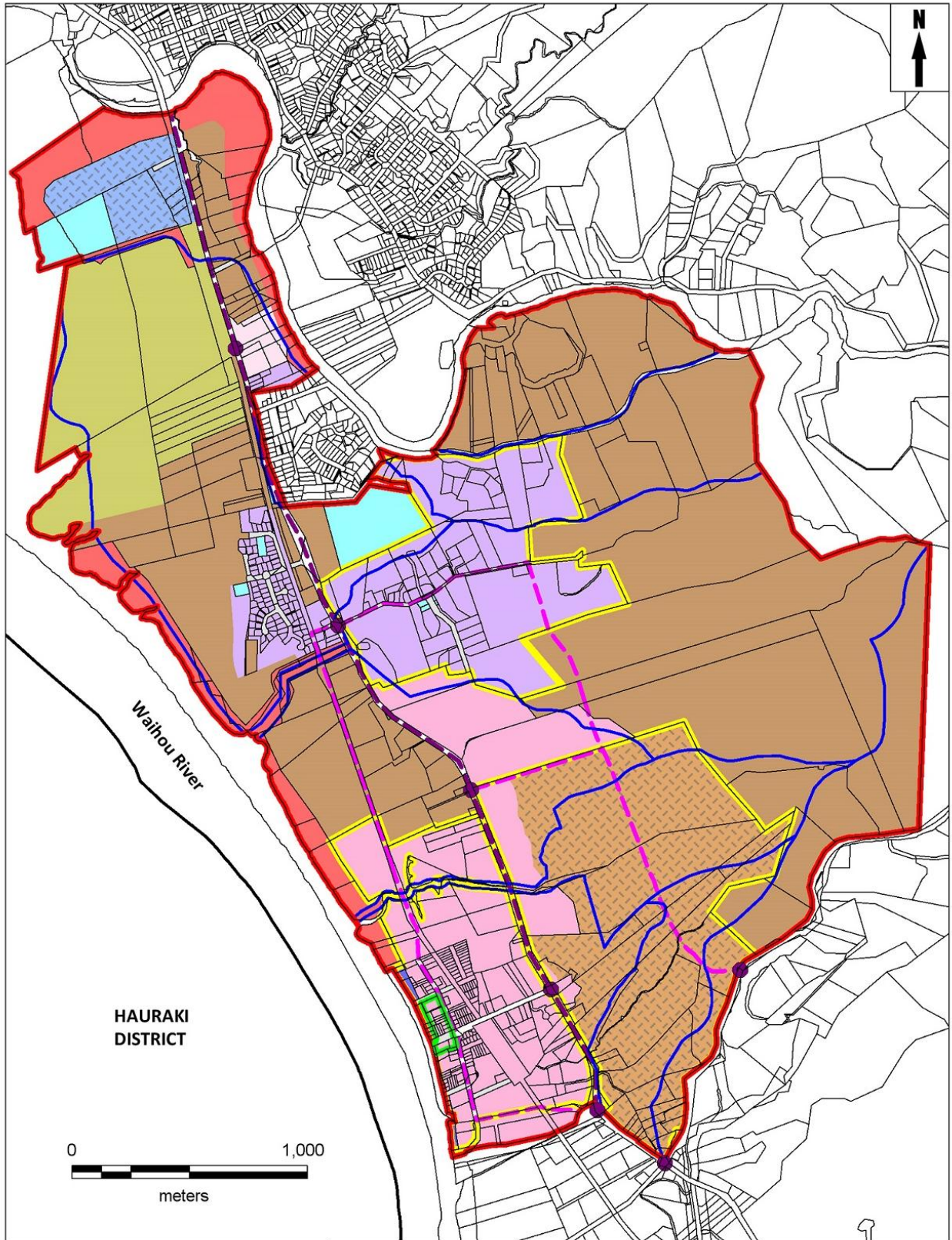
- b) The extent to which the subdivision, use or development is consistent with the Kopu to Thames Structure Plan Stormwater Catchment Management Plan.
- c) The extent to which stormwater discharge off-site is not increased, or the adverse effects of such a discharge increase are remedied.

7. Water, wastewater and solid waste infrastructure and servicing









- a) The extent to which the subdivision or development reasonably contributes towards the staging, location and capacity of network utilities and integration with existing and planned network utilities upgrades identified in Table 1, as they are staged with development.

8. The location and design of buildings

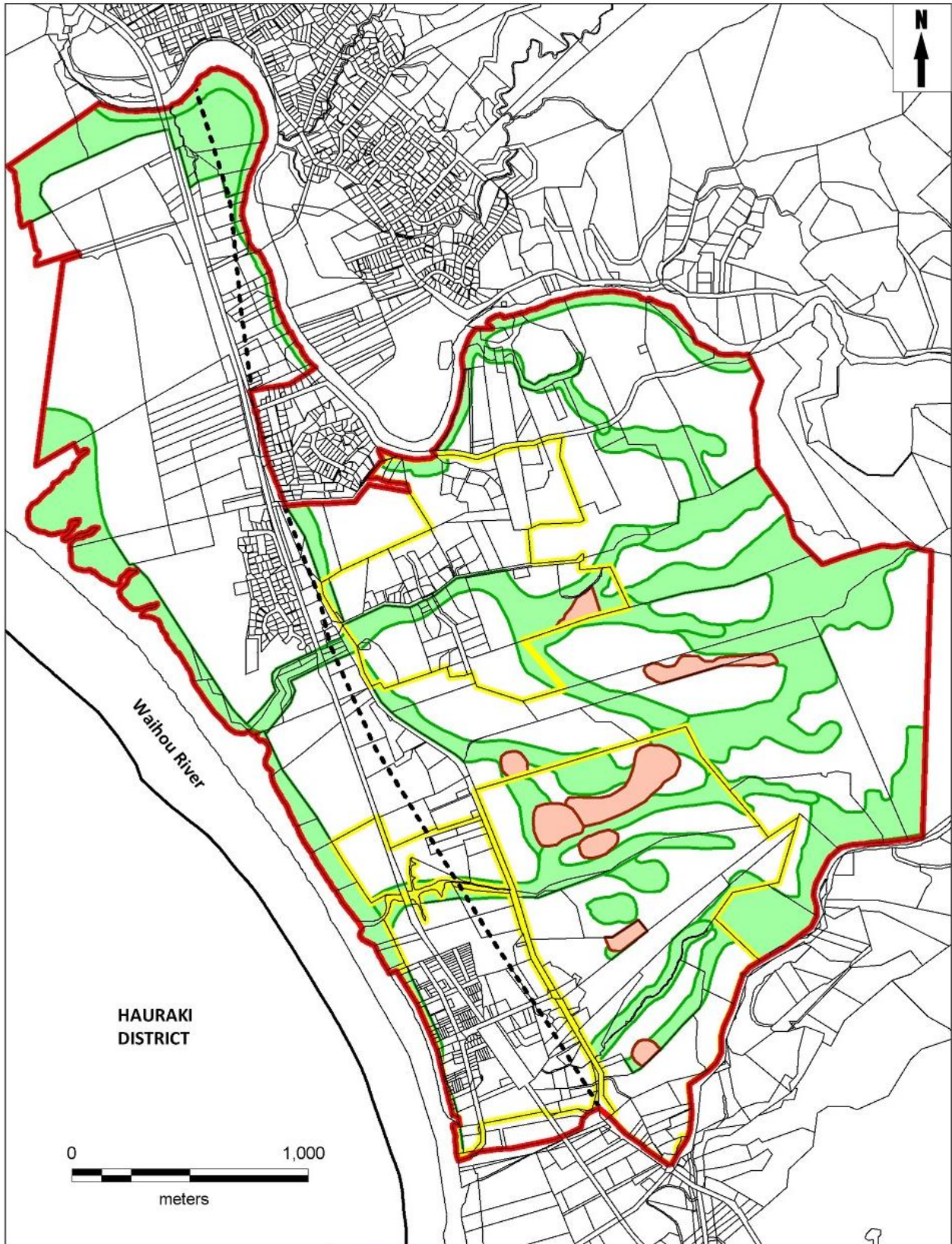
- a) The extent to which the building location does not compromise subsequent urban subdivision and development.
- b) The extent to which the proposed building design is consistent with any relevant design guidance in the Kopu to Thames Structure Plan: Background Technical Report '*Landscape and Visual Assessment and Design Guidelines*'.
- c) Within Kaiwhenua, the extent to which the buildings meet Objective 1 and its policies.









Kopu to Thames
Structure Plan
Stage One
Diagram 1

- | | | | |
|---|-------------------------|---|---------------------------|
|  | Structure Plan Boundary |  | Intersection |
|  | Stage One Boundary |  | Indicative Collector Road |
|  | Catchment Boundary |  | State Highway |
|  | Kopu Marine Precinct |  | Parcel Boundary |

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**Kopu to Thames
Structure Plan
Stage One
Diagram 2**

- | | | | |
|---|-------------------------|---|---------------------|
|  | Structure Plan Boundary |  | Archaeological Area |
|  | Stage One Boundary |  | Ecological Corridor |
|  | Parcel Boundary |  | Fault Scarp |

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Kopu to Thames
Structure Plan
The District Gateway
Diagram 3

- Parcel Boundary
- Kaiwhenua
- Structure Plan Boundary

MAP NOT TO SCALE

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