

Section 27 – Site Specific Activities

27.1 Background

The District has a number of sites where various land uses have established, with significant investment of resources, on sites where the present zoning does not adequately provide for such activities. These sites and associated land uses are well established and contribute to the social, cultural and economic wellbeing of the community. They include commercial activities such as service stations and hotels/taverns, community facilities such as the Thames Hospital and community halls in rural areas, and the Matatoki Quarry. Some of these activities have been established on their sites for a considerable period of time.

Safeguarding the continuous operation of these activities contributes to supporting the overall social and economic well-being of the community. Therefore, identifying and providing for the site specific activities in the Plan will enable investment in these activities to continue to occur. Provisions ensure that any adverse effects associated with expansion of these activities can be appropriately remedied or mitigated.

The identification of these sites does not limit or have any effect on existing use rights provided for in the RMA.

Applying a less onerous activity status than currently applies to new activities establishing under the zone rules will enable these land uses to continue to benefit the community.

When a site specific activity is replaced by a different activity, the provisions in this section no longer apply and the new activity will be assessed against any applicable overlay, district-wide and zone rules.

27.2 Issues

1. Local and regional communities rely on site specific activities that operate under existing use rights and are not necessarily compatible with the underlying zone.
2. While the existing effects from site specific activities meet the purpose of the RMA, significant change or expansion of these activities may degrade local amenity values, community character and the environment.

27.3 Objectives and Policies

Objective 1

Existing site specific activities are able to change and grow to keep operating and serving the community.

Policy 1a

Existing site specific activities identified in Table 1 and Table 2 shall be provided for while ensuring that any changes to or growth of an activity does not significantly alter from the existing established development on the site.

Objective 2

Land where site specific activities are already located is used and developed efficiently.

Policy 2a

Development standards shall allow site specific activities to change and grow over time.

Policy 2b

Adequate provision shall be made for vehicle parking, access and loading bays, whilst recognising existing parking use and patterns.

Objective 3

The amenity values of local communities are maintained through the expansion of site specific activities.

Policy 3a

The layout, scale, form and design of site specific activities should not detract from surrounding community amenity values.

Policy 3b

Activities that exacerbate existing nuisance effects on adjacent sites, such as noise, dust, odour, lack of sunlight, light spill, traffic movements, glare and loss of privacy shall be avoided.

27.4 Site Specific Activities

Site specific activities are listed in Table 1 and Table 2. The 'activity name' is listed for reference only and may change during the life of the Plan.

Table 1 – Thames Hospital, Matatoki Quarry, Community Halls
Activity Name: Thames Hospital
<ul style="list-style-type: none"> • Site Location: 606-610 Mackay Street, (Main Hospital) and 412 Mary Street (Birthing Unit), Thames. • Legal Description: Lot 1 DPS 14512, Pt Te Kopi 3 Blk, Pt Ponaua 2A Blk, Sec 1 and 2 SO 58959, Sec 1 SO 353385, Pt Te Kapua 1 Blk (Main Hospital); Pt 479 Whakaupapaiti, Pt Whakaupapa 480-481 (Birthing Unit) • Overlay Map and Zone: 31C; Residential Zone, Extra Density Residential Zone • SSA No.: SSA 1 • Activities: Medical, surgical, maternity, emergency and treatment services, including: <ul style="list-style-type: none"> ○ Hospital administration, maintenance and support services ○ Hospital grounds and car parks ○ Residential accommodation associated with Thames Hospital ○ Community and mental health services ○ Retail/commercial activities ancillary to Thames Hospital ○ Education/recreational activities ancillary to Thames Hospital ○ Emergency air ambulance services
Activity Name: Matatoki Quarry
<ul style="list-style-type: none"> • Site Location: Matatoki Quarry Road, Matatoki • Legal Description: Part Lot 4 DP 17271 to the extent provided for and granted in resource consent RMA 2008/274; Lots 1 and 2 DPS 71831; Part Tongarewa B Block; Lot 1 DPS 30534; Lots 4, 5 and 6 DPS 71831; Sec 16 and Pt Sec 17 Blk XIII Thames SD to the extent provided for and granted in mining permit MP 56665 • Overlay Map and Zone: 32, 32A; Rural Zone • SSA No.: SSA 2 • Activities: Quarry <ul style="list-style-type: none"> ○ Excavation, cartage and overburden disposal ○ Stockpile areas ○ Stormwater settlement ponds ○ Weighbridge ○ Access route and transportation of product – heavy traffic movements ○ Mobile plant operations ○ Fixed crushing plant operations ○ Heavy plant and equipment movements ○ Drilling and blasting ○ Quarry workshops and offices
Activity Name: Hikuai Hall
<ul style="list-style-type: none"> • Site Location: 45 Morrison Road, Hikuai. • Legal description: Sec 24, Hikuai Settlement • Overlay Map and Zone: 28; Rural Zone • SSA No.: SSA 3

Table 1 – Thames Hospital, Matatoki Quarry, Community Halls
<ul style="list-style-type: none"> ○ Community meetings ○ Cultural and sports events
Activity Name: Kauaeranga Hall
<ul style="list-style-type: none"> ● Site Location: 437 Kauaeranga Valley Road ● Legal description: Pt Ohaene ● Overlay Map and Zone: 32; Rural Zone ● SSA No.: SSA 4 ● Activities: <ul style="list-style-type: none"> ○ Community meetings ○ Cultural and sports events
Activity Name: Opoutere Hall
<ul style="list-style-type: none"> ● Site Location: 1 Opoutere Road, Opoutere ● Legal Description: Sec 37 Blk VIII, Tairua SD ● Overlay Map and Zone: 34; Rural Zone ● SSA No.: SSA 5 ● Activities: <ul style="list-style-type: none"> ○ Community meetings ○ Cultural and sports events
Activity Name: Wharepoa Hall
<ul style="list-style-type: none"> ● Site Location: 227 Wharepoa Road, Hikutaia ● Legal Description: Lot 2 DP 4943 ● Overlay Map and Zone: 36; Rural Zone ● SSA No.: SSA 6 ● Activities: <ul style="list-style-type: none"> ○ Community meetings ○ Cultural and sports events

Table 2 – Other Site Specific Activities
Activity Name: Hikuai Service Station (Prescott's Garages Ltd)
<ul style="list-style-type: none"> ● Site Location: 21 Hikuai Settlement Road, Hikuai. ● Legal Description: Sec 5 SO 59277 and Sec 3 SO 59681 ● Overlay Map and Zone: 28; Rural Zone ● SSA No.: SSA 10 ● Activities: <u>Service station:</u> <ul style="list-style-type: none"> ○ The servicing, <u>repair</u> and <u>maintenance</u> of agricultural machinery and equipment ○ The sale of new and used tractors and agricultural machinery including associated parts and accessories ○ Depot for vehicle salvage and breakdown service
Activity Name: Banks Street Service Station and Hire Centre
<ul style="list-style-type: none"> ● Site Location: 100 Banks Street, Thames. ● Legal Description: Lot 1 DPS 9814 ● Overlay Map and Zone: 31D; Extra Density Residential Zone

Table 2 – Other Site Specific Activities

<ul style="list-style-type: none"> • SSA No.: SSA 11 • Activities: Service station; <ul style="list-style-type: none"> ○ The servicing, repair and maintenance of motor vehicles ○ LPG sales ○ Equipment, machinery and trailer hire facility
Activity Name: Hahei Garage
<ul style="list-style-type: none"> • Site Location: 48 Hahei Beach Road, Hahei. • Legal Description: Lot 2 DPS 15406 • Overlay Map and Zone: 19A; Coastal Living Zone • SSA No.: SSA 12 • Activities: Service station; <ul style="list-style-type: none"> ○ LPG sales ○ Sale of dive gear, dive compressor ○ The servicing, repair and maintenance of motor vehicles
Activity Name: Puriri Garage
<ul style="list-style-type: none"> • Site Location: 8860 SH 26, Paeroa – Kopu, Puriri. • Legal Description: Pt Lots 84, 85, 86 Deeds Plan H18 BLK XIII Thames SD • Overlay Map and Zone: 36C; Village Zone • SSA No.: SSA 13 • Activities: <ul style="list-style-type: none"> ○ Servicing, repair and maintenance of motor vehicles.
Activity Name: Coromandel Hotel
<ul style="list-style-type: none"> • Site Location: 611 Kapanga Road, Coromandel Town • Legal Description: Pt Puharakeke, Pt Kapanga 2 • Overlay Map and Zone: 11E; Residential Zone • SSA No.: SSA 14 • Activities: Hotel <ul style="list-style-type: none"> ○ Off-licence liquor sales ○ Visitor accommodation
Activity Name: Coroglen Tavern
<ul style="list-style-type: none"> • Site Location: 1937 SH25, Tairua-Whitianga, Coroglen. • Legal Description: Lot 1 DP 33588 • Overlay Map and Zone: 23A; Village Zone • SSA No.: SSA 15 • Activities: Tavern <ul style="list-style-type: none"> ○ Off-licence liquor sales ○ Live music venue
Activity Name: Royal Oak Hotel
<ul style="list-style-type: none"> • Site Location: 764 - 772 Thames Coast Road, Tapu. • Legal Description: Allotments 47 - 51 Blk XV Hastings Town; Sec 68 Blk XI Hastings SD • Overlay Map and Zone: 21B; Coastal Living Zone

Table 2 – Other Site Specific Activities

<ul style="list-style-type: none"> • SSA No.: SSA 16 • Activities: Hotel <ul style="list-style-type: none"> ○ Off-licence liquor sales ○ Takeaways/cafe
<p>Activity Name: Kopu Station Hotel</p>
<ul style="list-style-type: none"> • Site Location: 1 Kopu Road SH25, Kopu. • Legal Description: Pt Mimiakaiauru • Overlay Map and Zone: 31J; <u>Industrial Zone</u> • SSA No.: SSA 17 • Activities: Hotel <ul style="list-style-type: none"> ○ Off-licence liquor sales ○ <u>Visitor accommodation</u> ○ <u>Restaurant</u>
<p>Activity Name: Puriri Hotel</p>
<ul style="list-style-type: none"> • Site Location: 8865 SH26 Paeroa-Kopu, Puriri. • Legal Description: Part of Lot 1 DPS 26051 • Overlay Map and Zone: 36C; Village Zone • SSA No.: SSA 18 • Activities: Hotel <ul style="list-style-type: none"> ○ Off-licence liquor sales ○ <u>Visitor accommodation</u>
<p>Activity Name: Pioneer Tavern</p>
<ul style="list-style-type: none"> • Site Location: 8106 SH26 Paeroa - Kopu, Hikutaia. • Legal Description: Part of Lot 2 DP 32753 • Overlay Map and Zone: 36D; Village Zone • SSA No.: SSA 19 • Activities: Tavern <ul style="list-style-type: none"> ○ Off-licence liquor sales ○ Cafe and restaurant
<p>Site Location: 101 Bambury Place, Onemana.</p>
<ul style="list-style-type: none"> • Legal Description: Lot 150 DPS 19761 • Overlay Map and Zone: 34C; Coastal Living Zone • SSA No.: SSA 20 • Activities: Retail sales, including: <ul style="list-style-type: none"> ○ Cafe ○ Dairy
<p>Site Location: 101 - 105 Marie Crescent, Whangamata.</p>
<ul style="list-style-type: none"> • Legal Description: Lots 147 - 151 DPS 9034 • Overlay Map and Zone: 38D; <u>Residential Zone</u> • SSA No.: SSA 21 • Activities: Retail sales, including:

Table 2 – Other Site Specific Activities
<ul style="list-style-type: none"> ○ Dairy ○ Takeaway food
Site Location: 326, 328A and 328B Ocean Road, Whangamata.
<ul style="list-style-type: none"> • Legal Description: Flat 1 DPS 47917 on Lot 26 DP 24930; Units 1 and 4, AU1A and AU4A on DPS 81022, Lot 27 DP 24930 • Overlay Map and Zone: 38B; Extra Density Residential Zone • SSA No.: SSA 22 • Activities: Retail sales, including: <ul style="list-style-type: none"> ○ Dairy ○ Restaurant
Site Location: 114A and 116 Port Road, Whangamata.
<ul style="list-style-type: none"> • Legal Description: Flat 1 Shop 1 DPS 53163 on Lot 56 DPS 562; Lot 1 DPS 6527 • Overlay Map and Zone: 38A; Residential Zone • SSA No.: SSA 23 • Activities: Retail sales, including: <ul style="list-style-type: none"> ○ Dairy
Site Location: 148 Main Road SH25, 1 Wharf Road, Tairua.
<ul style="list-style-type: none"> • Legal Description: Lots 24 and 25 DP 32356 • Overlay Map and Zone: 29D; Residential Zone • SSA No.: SSA 24 • Activities: Retail sales, including: <ul style="list-style-type: none"> ○ Bakery
Site Location: 1134 Purangi Road, Ferry Landing.
<ul style="list-style-type: none"> • Legal Description: Lot 1 DPS 90055 • Overlay Map and Zone: 18G; Coastal Living Zone • SSA No.: SSA 25 • Activities: Retail sales, including: <ul style="list-style-type: none"> ○ Restaurant
Site Location: 1139 Purangi Road, Purangi.
<ul style="list-style-type: none"> • Legal Description: Lot 3 DPS 88833 • Overlay Map and Zone: 18G; Coastal Living Zone • SSA No.: SSA 26 • Activities: Retail sales, including: <ul style="list-style-type: none"> ○ Dairy ○ Petrol sales
Site Location: 3, 5, 7 Grange Road, 46 Hahei Beach Road Hahei.
<ul style="list-style-type: none"> • Legal Description: Lot 1 DPS 15406, Lots 1 and 2 DPS 58972, Lot 6 DPS 64010. • Overlay Map and Zone: 19A; Coastal Living Zone • SSA No.: SSA 27 • Activities: Retail sales, including <ul style="list-style-type: none"> ○ Restaurant and café

Table 2 – Other Site Specific Activities
<ul style="list-style-type: none"> ○ Carparking ○ Dairy
Site Location: 29 Pye Place, Hot Water Beach.
<ul style="list-style-type: none"> • Legal Description: Lot 2 DP 387334 • Overlay Map and Zone: 24A; Coastal Living Zone • SSA No.: SSA 28 • Activities: Retail sales, including: <ul style="list-style-type: none"> ○ Dairy ○ Cafe
Site Location: 16 and 18 Black Jack Road, Kuaotunu.
<ul style="list-style-type: none"> • Legal Description: Lot 1 DPS 89825; Lot 1 DPS 1231 • Overlay Map and Zone: 13C; Coastal Living Zone • SSA No.: SSA 29 • Activities: Retail sales <ul style="list-style-type: none"> ○ Dairy ○ Restaurant
Site Location: 376 Tangiora Avenue, Whangapoua.
<ul style="list-style-type: none"> • Legal Description: Lot 3 DP 357291 • Overlay Map and Zone: 12A; Coastal Living Zone • SSA No.: SSA 30 • Activities: Retail sales: <ul style="list-style-type: none"> ○ Cafe and dairy ○ Petrol and LPG sales ○ Dive bottle filling
Site Location: 316, 320, 324 Ngati Maru Highway, SH25, Thames.
<ul style="list-style-type: none"> • Legal Description: Lots 1 - 4 DPS 915; Lots 4 and 5 DPS 16971 • Overlay Map and Zone: 31F; Residential Zone • SSA No.: SSA 31 • Activities: Retail sales, including: <ul style="list-style-type: none"> ○ Dairy
Site Location: 422 Parawai Road, Thames.
<ul style="list-style-type: none"> • Legal Description: Lot 1 DPS 13569 • Overlay Map and Zone: 31G; Residential Zone • SSA No.: SSA 32 • Activities: Dairy
Site Location: 536 Tararu Road, Tararu.
<ul style="list-style-type: none"> • Legal Description: Lot 2 DPS 20598 • Overlay Map and Zone: 31A; Residential Zone • SSA No.: SSA 33 • Activities: Retail sales <ul style="list-style-type: none"> ○ Dairy

Table 2 – Other Site Specific Activities
<p>Site Location: 469 Thames Coast Road, Te Puru.</p> <ul style="list-style-type: none"> • Legal Description: Lot 33 DPS 8735 • Overlay Map and Zone: 26C; Coastal Living Zone • SSA No.: SSA 34 • Activities: Retail sales <ul style="list-style-type: none"> ○ Dairy
<p>Site Location: 622 Thames Coast Road, Waiomu.</p> <ul style="list-style-type: none"> • Legal Description: Lot 3 DP 25599 • Overlay Map and Zone: 26B; Coastal Living Zone • SSA No.: SSA 35 • Activities: Retail sales <ul style="list-style-type: none"> ○ Dairy ○ Cafe
<p>Site Location: 707 Thames Coast Road, Tapu.</p> <ul style="list-style-type: none"> • Legal Description: Lot 2 DPS 20214 • Overlay Map and Zone: 21B; Coastal Living Zone • SSA No.: SSA 36 • Activities: Retail sales <ul style="list-style-type: none"> ○ Dairy ○ Petrol sales

27.5 How to Use the Site Specific Activity Rules

In the Plan, the Site Specific Activity standards that apply to the site location are listed in Tables 3-6.

There may be zone rules, district-wide rules and overlay rules that also apply to the site specific activity. Where there is conflict between rules and provisions, the site specific activity's special purpose provisions take precedence as set out in Section 1 Background and How to Use the Plan.

Where an activity other than the site specific activity is undertaken on the site, such activities will be assessed in accordance with the zone and district-wide rules and any applicable overlay and site specific provisions in the Plan.

27.6 Permitted Activities

Rule 1: Site specific activities (excluding SSA 1 - Thames Hospital and SSA 2 Matatoki Quarry)

1. A site specific activity (excluding SSA 1 - Thames Hospital and SSA 2 Matatoki Quarry) is a permitted activity provided it meets the standards for the activity in Table 3 or 4.
2. A site specific activity that is not permitted under Rule 1.1 is a restricted discretionary activity.
3. The Council restricts its discretion to all the matters in Table 8 at the end of Section 27.

Rule 2: Site specific activity SSA 1 - Thames Hospital

1. SSA 1 - Thames Hospital is a permitted activity provided it meets the standards for the activity in Table 5.
2. An activity that is not permitted under Rule 2.1 is a controlled activity provided the standard for car parking in Table 5 is met.
3. The Council reserves its control over all matters in Table 7 at the end of Section 27.
4. SSA 1 - Thames Hospital that is not a controlled activity under Rule 2.2 is a discretionary activity.

Rule 3: Storage/use of hazardous substances SSA 1 - Thames Hospital

1. The storage/use of hazardous substances (except radioactive materials) that meets the permitted standards for Commercial Area, Rural Area, in Table 3 Section 38 and the Performance Standards in Table 4 Section 38 is a permitted activity.
2. The storage/use of hazardous substances (except radioactive materials) that meets the controlled standards for Commercial Area, Rural Area, in Table 3 Section 38 and the Performance Standards in Table 4 Section 38 is a controlled activity.
3. The Council reserves its control over all the matters in Table 2 at the end of Section 38.
4. The storage/use of hazardous substances (except radioactive materials) that is not a permitted activity under Rule 3.1 and not a controlled activity under Rule 3.2 is a discretionary activity.
5. Use and storage of radioactive materials - See Rule 2 in Section 38.

Rule 4: Site specific activity SSA 2 – Matatoki Quarry

1. SSA 2 – Matatoki Quarry is a permitted activity provided:
 - a) It meets the standards for the activity in Table 6; and
 - b) It meets the 'Quarry Standards' in Table 3 Section 39 Mining Activities; and
 - c) Any buildings, excluding stockpiles of quarry material and mobile plant, meet the standards in Table 5 Section 59 Rural Zone.
2. An activity that is not permitted under Rule 4.1 is a restricted discretionary activity.
3. The Council restricts its discretion to all the matters in Table 5 Section 39.
4. The rules in Section 31 National Grid Buffer shall apply to SSA 2 Matatoki Quarry, with 'site specific activity rule' replacing 'zone and district wide rules' within the Section 31 rules.

27.7 Standards

Table 3 – Activities listed in Table 2

- **Yards:** Front 0 m, all other yards 1.5 m
- **Site coverage:** 75 % in the Industrial Area; 45% in other Areas
- **Setback of fuel pumps or fuel outlets from road frontage:** 5 m

Table 4 – Community Halls

- **Yards:** Front 5 m, Side/Rear yards 1.5 m
- **Maximum noise received at the notional boundary of the site, above the relevant permitted zone standard:**
 - o Monday to Saturday 7 am – 10 pm: Zone Standard +15dB L_{Aeq} (15 min)
 - o Monday to Saturday 10.00pm – 7.00 am: Zone standard + 5dB LAF max
 - o Sunday and public holidays 9.00 am – 6.00 pm: Zone Standard +15dB LAeq (15 min)
 - o At all other times: Zone Standard +10dB LAeq (15 min)

Note:

1. Noise levels in Table 4 shall be measured in accordance with NZS 6801:1999 Acoustics – Measurement of Sound and assessed in accordance with NZS 6802:1991 Assessment of Environmental Sound.

Table 5 – Thames Hospital

- **Yards:** Front 3 m, Side/Rear yards 1.5 m
- **Maximum building height:** 12 m
- **Height in relation to site boundary:** 3 m & 45°
- **Maximum site coverage:** 50%
- **Noise:** The permitted noise standards for the Residential Zone, provided:
 - o emergency use of ambulances (including the air ambulance) may exceed these noise levels; and
 - o the maximum noise level is measured at the site specific activity boundary.
- **Outdoor storage of rubbish or materials:** Shall be screened with a solid fence not less than 1.8 m high, if viewed from a public road.
- **Car parking:** 1 car park per 105 m² gross floor area; with not less than 167 car parks provided on the Thames Hospital site.
- **Earthworks:** Section 57 Residential Zone Table 1

Table 6 – Matatoki Quarry

Site Management Plan: A Site Management Plan is lodged with the Council that contains the following information:

- a) The boundaries of the active quarry and any future expansion;
- b) A map showing topography, drainage, water bodies, existing vegetation cover and any other significant landforms or features;
- c) The location of buildings;
- d) The location of any plant or machinery to be used in a fixed position;
- e) The proposed location and dimension of overburden storage and deposition areas and stockpiles of mineral resource;
- f) The anticipated lifespan of operation and any staging of excavation works;
- g) Existing and proposed vehicle entrance/exit and parking areas;
- h) The anticipated average daily number of heavy vehicle movements to and from the quarry;
- i) Existing and proposed setbacks, buffers, landscaping and screening measures;
- j) Proposed methods of overburden stripping and quarry material extraction;
- k) Description of the excavation and blasting programme;
- l) Description of the methods by which the environmental effects of the operation will be managed and controlled to avoid, remedy or mitigate any adverse effects.

27.8 Assessment Matters and Criteria

Table 7 – Controlled Activity Matters

1. Building scale, form and design

- a) Whether effective actions remedy or mitigate the effects of not meeting the standard(s) in Table 4 (excluding car parking).
- b) Whether the scale of the building(s) visually 'fits in' with adjacent buildings, public spaces and the amenity values of the surrounding area.

2. Site layout and landscaping

- a) Whether there is access for pedestrians, cyclists and motor vehicles to the site, vehicle manoeuvring areas, and avoidance of conflict with access to adjacent sites.
- b) The extent to which landscaping and planting mitigates the effects of building(s) on the surrounding area.

3. Residential amenity of the adjacent area

- a) The extent to which conflicts between hospital and residential activities is minimised.

Table 8 – Restricted Discretionary Activity Matters

1. Effects of the standard(s) that are not met

- a) Whether actions, if any, taken to avoid, remedy, or mitigate the effects of not meeting the standard(s) are effective.

2. Positive and adverse effects on adjacent sites

- a) The extent to which any adverse effects from the activity do not affect adjacent sites, such as: odour, fumes, dust, smoke, liquid, spray, vibration, bulk, glare or stormwater runoff.
- b) Whether the frequency and duration of any effects in 3 a) are tolerable.

3. Noise

- a) The extent to which the effects of the noise will affect the amenity values of nearby residential activities, or the sensitivity of the receiving environment to the effects of the noise.
- b) Whether the best practicable option has been adopted or the extent to which noise effects can be avoided to control unreasonable noise.
- c) The extent to which the activity has an effect on the existing background noise level.

4. Building scale, form and design

- a) Whether the scale of the building visually 'fits in' with adjacent buildings, public spaces and the amenity values of the surrounding area.

5. Access, parking, manoeuvring and service areas

- a) The extent to which the activity facilitates safe and appropriate access to the site, parking, manoeuvring, and service areas for pedestrians, cyclists and motor vehicles.

6. Reverse sensitivity

- a) The extent to which the activity may undermine the purpose of the zone.