

SRIE.1 Strategic Rural Industries Environment ('SRIE')

SRIE.1.1 Description & Expectations

The Strategic Rural Industries Environment recognises and provides for the retention and managed expansion of several established industries of strategic significance located in the rural areas of the district, being:

- the Fonterra Dairy Factory at Kauri
- the Croft Timber Company limited at Kauri
- the Golden Bay Cement Works at Portland

Note: Commercial quarries and mineral extraction activities will in future have to meet MEA process and be zoned MEA.

In addition, it is anticipated that the Strategic Rural Industries Environment could be extended over time to other rural locations elsewhere in the district, by way of future plan changes, to accommodate additional Strategic Rural Industries.

Strategic Rural Industries are industrial activities that require a rural location due to specific operational requirements including infrastructure demands and proximity to resources (such as minerals and transport links) and the availability of suitable land. They are strategic because in addition to their significance to the district in terms of providing essential employment and services to the district, they may also be of regional or national importance due to their functions, the area served, the investment in infrastructure required for the establishment or on-going development of the activity, or their contribution to the economy.

The term 'Strategic Rural Industries' is applied specifically in the District Plan to the Strategic Rural Industry Environment and does not include strategic industries located within the urban areas of the district and/or within other Environments with existing specialised industrial functions (e.g Port Marsden and the Marsden Point Oil Refinery.)

Due to their strategic nature it is important that rurally-based strategic industries are encouraged to continue to operate and develop, while acknowledging, however, the potential for such industries to impact on surrounding rural activities due to the scale of their operations and nature of effects.

The availability of the District Plan Management Plan Technique within this Environment acknowledges the importance of Strategic Rural Industries to the district and provides the opportunity to plan comprehensively for their development or re-development. Any proposal meeting the requirements of an approved Management Plan can proceed without requiring further resource consents.

Refer to the MPT.1 Chapter for further information on the Management Plan Technique.

SRIE.1.2 Objectives

1. Recognise the contribution of established Strategic Rural Industries to the vitality and economic viability of the district.
2. Provide for the establishment and operation of Strategic Rural Industries in appropriate locations within rural areas of the district.
3. Promote the adoption of a more flexible and targeted management framework for existing and or prospective Strategic Rural Industries.
4. Maintain rural amenity and avoid reverse sensitivity effects associated with Strategic Rural Industries.

SRIE.1.3 Policies

1. To provide for the retention and managed expansion of existing Strategic Rural Industries in rural areas by enabling the use of the Management Plan Technique (MPT.1) within the Strategic Rural Industries Environment as an alternative to compliance with identified pre-existing site-specific controls.
2. To manage the effects of Strategic Rural Industries by limiting their location to within the Strategic Rural Industry Environment.
3. To limit the addition of new locations for Strategic Rural Industry Activities within the Strategic Rural Industries Environment, through the statutory plan change process where it can be demonstrated that such activities:
 - Are consistent with the District Plan definition of 'Strategic Rural Industries.'
 - Have valid operational reasons to establish in the Strategic Rural Industries Environment.
 - Contribute positively to the economy of the district.
 - Provide local employment opportunities.
 - Can meet and fund local infrastructure requirements.
 - Incorporate appropriate mitigation and management methods designed to ensure environmental effects are acceptable in the area in which the activities are proposed to be located.
 - Utilise the Management Plan Technique to enable comprehensive assessment of environmental effects and provision of appropriate conditions for managing such activities, and a framework for ongoing monitoring.
4. To protect the productive capability of soils and areas of recognised ecological or landscape value by avoiding locating new Strategic Rural Industries within such areas.
5. To maintain rural amenity and contain adverse reverse sensitivity effects associated with Strategic Rural Industries through the provision and management of buffer areas, setbacks and other appropriate mitigation measures.
6. To avoid fragmentation of strategic rural industry sites and to safeguard adjoining landowners from potential reverse sensitivity effects associated with further subdivision by requiring any subdivision within the Strategic Rural Industry Environment to be assessed as a non-complying activity.

SRIE.2 LANDUSE

SRIE .2.1 Eligibility Rules

1. The Management Plan Technique (including modifications to an existing, approved Management Plan) as detailed in MPT.1 of the District Plan is available in this Environment as a discretionary activity.
2. Activities in accordance with an approved Management Plan are a permitted activity.
3. Activities not in accordance with an approved Management Plan are a non complying activity.
4. Residential units in the SRIE are a non complying activity.
5. Any other activity not requiring consent as a discretionary or non-complying activity shall be a permitted activity.

SRIE.2.2 Discretionary Activities

1. Management Plans prepared in accordance with MPT.1. providing for:
 - a. The redevelopment of existing Strategic Rural Industries within the Strategic Rural Industries Environment.
 - b. The development of new Strategic Rural Industries within the Strategic Rural Industries Environment.
2. Prior to the approval of a Management Plan, land use activities associated an existing Strategic Rural Industry involving:
 - a. Generation of more than 200 traffic movements to and from the site in any 24 hour period, other than the traffic movements associated with any activity located within the Portland SRIE.
 - b. Construction or alteration of a building that exceeds a maximum height of 20m, other than:
 - i. Any part of the building within the Croft Timber Company Limited Kauri SRIE site that exceeds a height of 15m.
 - ii. A spray drying or evaporation plant exceeding a height of 55m within the Fonterra Dairy Factory Kauri SRIE site.
 - iii. A building within the Golden Bay Cement Works Portland SRIE that is part of the rock crusher or used for the production of cement exceeding a height of 66m; or the building is part of the conveyor exceeding a height of 20m.
 - c. Construction or alteration of a building within 4.5m of the boundary of a road other than within the Portland SRIE.
 - d. Construction or alteration of a building within 20.0m of any other Environment boundary other than the maintenance and upgrading of the cement works' conveyor structure in the Portland SRIE.
 - e. Construction or alteration of a building:
 - i. Within 27m of Mean High Water Springs, excluding bridges, culverts and Structures; other than as identified in the Portland Port Area (Appendix 5 of the District Plan).
 - ii. Within 27m of the top of the bank of any river that has a width exceeding 3m, excluding bridges, culverts and structures.
 - f. Establishment of any access, road and/or parking space or associated facility which does not comply with the Environmental Engineering Standards 2010.

- g. Damage, modification, or removal of any heritage building, site or object, stone wall or cultural Site or Area of Significance identified in the District Plan.

SRIE.2.3 Requisite Policies

1. To protect rural character and amenity and to carefully manage the interface between activities within the Strategic Rural Industries Environment and adjacent rural or living environments by providing minimum boundary setbacks of 20m from Living or Open Space Environments or increased setbacks where provided for as exceptions in SRIE.2.2 above.
2. To avoid conflict between incompatible land use activities including reverse sensitivity effects and potential health risks, limit residential units within the Strategic Rural Industries Environment to only those necessary for on-site security purposes.

SRIE.2.4 Notification Rules

1. Land use activities that are contrary to the *requisite policies* must be publicly notified.
2. Land use activities that are not contrary to the requisite policies are *precluded* from public notification.
3. Management Plans prepared under SRIE 2.5 will be subject to the notification tests of the RMA notwithstanding their compliance with Requisite Policies.

SRIE.2.5 Management Plan Requirements

1. Management Plans prepared in accordance with MPT.1 are not mandatory for Strategic Rural Industries existing within the SRIE as at *(date of PC becoming operative)* but required for any future Strategic Rural Industries.
2. Management Plans must contain the following information where relevant. The information provided should be to a level of detail that is commensurate with the anticipated effects associated with this development:
 - Evidence of any existing use rights applicable to an existing Strategic Rural Industry.
 - Context analysis, including how development within the Strategic Rural Industry Environment will integrate with existing and possible development in adjacent zones/environments.
 - Traffic effects assessment, including effects within the site and on the local roading and State Highway networks and intersections.
 - Ecological effects assessment.
 - Landscape and visual effects assessment.
 - Natural character (if within the coastal environment) assessment.
 - Infrastructure effects assessment.
 - Stormwater management effects assessment.
 - Cultural effects assessment.
 - Archaeological effects assessment.
 - Additional management methods such as Council bylaws.
 - Rehabilitation Plan.
 - Information required under MPT.2.6.

3. Management Plans shall set out how the Strategic Rural Industry Environment site is to be developed, in a way that responds to and is compatible with the above assessments, while taking into account relevant objectives and policies and must contain, as a minimum, the following (as relevant):

- Activities.
- Performance standards for activities, including where necessary standards for noise, lighting, visual amenity, car parking, traffic management.
- Building envelopes (footprints, height, separation, coverage).
- Building design assessment matters and criteria, including exterior materials and colours.
- Proposed road layout details.
- Internal circulation details.
- Landscaping requirements.
- Staging / timing of development.
- Infrastructure funding.
- Stormwater management.
- Identification and protection of areas of cultural significance, including archaeological sites.
- Ecological assessment.

SRIE.3 SUBDIVISION

SRIE .3.1 Eligibility Rule

Subdivision in the Strategic Rural Industry Environment is a non-complying activity, except where in accordance with an approved Management Plan.

Consequential Amendments

New Definitions

Chapter 4 0 - Meaning of Words

New - Strategic Rural Industries

means industrial activities that require a rural location because of factors such as access to resources or the large area of land required for the activity. They are strategic because they are of significance at a regional or national scale rather than solely at a district level due to the area they supply; the investment in infrastructure required for the establishment of the activity or their contribution to the economy. Within the District Plan the term is applied specifically to the Strategic Rural Industries Environment and does not include strategic industries located within the urban areas of the district and/or within other Environments with specialised business or industrial functions such as Port Marsden or the Marsden Point Oil Refinery.

District Plan Maps

Make required consequential amendments to District Plan Maps.

Scheduled Sites

Delete Scheduled Sites /Overlay Areas 14, 15 & 16 from within Chapter 49 Scheduled Activities and map nos. 15E, 50E, & 7E.

MPT.1 Management Plan Technique

MPT.1.2 Eligibility Rule – add the following:

c. Strategic Rural Industries Environment

MPT.2.8 Particular Matters – add the following:

3. Strategic Rural Industries Environment:
 - a. The contribution of the strategic rural industry to the local and regional economy with reference to an analysis undertaken by a suitably qualified economist.
 - b. The effects of the activity on existing local roads and State Highways including intersections, by way of a Traffic Impact Assessment.
 - c. The effects of the activity on infrastructure, including network utilities, by way of a detailed engineering assessment.
 - d. Additional information and assessment matters detailed in SRIE.2.6 Management Plan Requirements.