

Strategic Rural Industries Environment

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SRIE.1.1 Description and 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:

- Fonterra Milk Processing site at Kauri and Ancillary Irrigation Farms
- Croft Timber Mill at Kauri
- Cement Works at Portland

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 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.

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

The term ‘Strategic Rural Industries’ is applied specifically in the District Plan 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 existing specialised industrial functions (e.g. Port Marsden and the Marsden Point Oil Refinery).

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 plan changes to accommodate additional Strategic Rural Industries.

The Strategic Rural Industries Environment primarily provides for Strategic Rural Industries. Complementary commercial and industrial activities that do not compromise the functioning of existing Strategic Rural Industries may be appropriate.

Note: Commercial quarries and mineral extraction activities will in future be assessed as Mineral Extraction Areas.

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SRIE.1.2 Objectives

1. Recognise the contribution established Strategic Rural Industries make to the vitality and economic viability of the District.
2. Provide for the establishment and operation of Strategic Rural Industries in appropriate locations within the Rural Area.
3. Promote a flexible and targeted management framework for existing and/or prospective Strategic Rural Industries.
4. Maintain rural amenity and avoid reverse sensitivity effects in the vicinity of Strategic Rural Industries.

SRIE.1.3 Policies

1. To provide for and manage the effects of Strategic Rural Industries by identifying them as within the Strategic Rural Industries Environment.
2. To provide for the ongoing operation and expansion of Strategic Rural Industries where adverse effects can be avoided, remedied or mitigated.
3. To avoid fragmentation of Strategic Rural Industry areas associated with further subdivision.
4. To avoid potential reverse sensitivity effects from sensitive activities within Strategic Rural Industry areas.
5. To manage land use conflicts by ensuring that activities that are incompatible with the effects of Mineral Extraction Activities are not established within the Portland Strategic Rural Industry Environment.
6. To provide for complementary commercial and industrial activities where they do not compromise the functioning of existing Strategic Rural Industries.

SRIE.1.4 Guidance Note

1. The following shall form the basis for resource consent application in the SRIE:
 - a. The objectives, policies and provisions for the Rural Area in the District Plan.
 - b. The objectives policies and provisions for the SRIE.
 - c. The objectives, policies and provisions for Resource Areas in the District Plan.
 - d. The District Wide objectives, policies and provisions in the District Plan.
2. The rules of this chapter apply to any site or portion of a site mapped as SRIE.

SRIE Appendix 1

SRIE Areas

SRIE.2.1 Eligibility Rules

1. Any other activity not requiring consent as a controlled, restricted discretionary, discretionary or non-complying activity is a permitted activity.
2. Sensitive activities are non-complying activities.
3. Subject to SRIE.2.3, the provisions of the Rural Production Environment apply to the Fonterra Kauri Milk Processing Site SRIE – Ancillary Irrigation Farms.

SRIE.2.2 Notification Rules

1. All land use activities are subject to the notification test of the RMA.

SRIE.2.3 Permitted Activities – Fonterra Kauri Milk Processing Site SRIE – Ancillary Irrigation Farms

1. Any activity or activities which are associated with water storage ponds, water treatment ponds or irrigation infrastructure.

SRIE.2.4 Controlled Activities – All SRIE Areas

1. Any activity or activities:
 - a. Which cumulatively generate traffic movements from a SRIE area greater than the following:
 - i. Portland SRIE:
 - a) 700 heavy vehicle traffic movements total per day (24-hour period).
 - b) More than 25 heavy vehicle traffic movements per hour, which turn right from Portland Road on to the State Highway between 1630 hours (4.30pm) and 1730 hours (5.30pm).
 - ii. Fonterra Kauri Milk Processing Site SRIE:
 - a) 1400 traffic movements per day (24-hour period)
 - iii. Croft Poles SRIE
 - a) 400 traffic movements per day (24-hour period)
 - b. For which written approval has been provided from:
 - i. For Portland SRIE Area and Croft Poles Site Area, the New Zealand Transport Agency and Whangarei District Council Roading.
 - ii. For Fonterra Kauri Milk Processing Site SRIE area, the New Zealand Transport Agency.
2. Any application for resource consent under SRIE.2.4.1 shall be accompanied by a transport assessment statement including existing and proposed traffic volumes (including heavy vehicles).
3. Control is reserved over:
 - a. Effects on the transport network.
 - b. Design and location of access.

SRIE Areas

SRIE.2.5 Restricted Discretionary Activities – All SRIE Areas

1. Any activity or activities that do not comply with the controlled activity in SRIE.2.4
2. Any application for resource consent under SRIE.2.5.51 shall be accompanied by a transport assessment statement including existing and proposed traffic volumes (including heavy vehicles).
3. Discretion is reserved over:
 - a. Effects on the transport network.
 - b. Design and location of access.

Note: *The Council will advise the New Zealand Transport Agency of any application for land use consent lodged, under this rule.*

SRIE.2.6 Discretionary Activities - Fonterra Kauri Milk Processing Site SRIE

1. Any building:
 - a. That exceeds a height of 20m, or is a boiler, silo, drier or evaporation plant that exceeds a maximum height of 65m, including any associated stacks.
 - b. Within 4.5m of a road boundary.
 - c. Within 27m of the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences).
 - d. That exceeds a height equal to 3m plus the shortest horizontal distance between that part of the building and the site boundary.
2. Any building exceeding 20m in height within 20m of the Rural Production or Open Space Environments.

SRIE.2.7 Discretionary Activities - Portland SRIE Area

1. Any building:
 - a. That exceeds a maximum height of 20m, or is part of the rock crusher or utilised for the production of cement and exceeds a maximum height of 66m.
 - b. Within 20m of any other Environment boundary.
 - c. Within 27m of the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences).
 - d. That exceeds a height equal to 3m plus the shortest horizontal distance between that part of the building and the site boundary with any Living, Rural Production or Open Space Environment, except the maintenance and upgrading of the cement works conveyor structure.

SRIE.2.8 General Discretionary Activities – Other SRIE Areas

1. Any building:
 - a. That exceeds a maximum height of 20m.

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- b. Within 4.5m of road boundary.
- c. Within 27m of the top of the bank of any river that has a width exceeding 3m, excluding bridges, culverts and fences.
- d. That exceeds a height equal to 3m plus the shortest horizontal distance between that part of the building and the site boundary.

Note: Refer to RA.4.2 for Assessment of Discretionary Activities.

SRIE.3

Subdivision

SRIE.3.1 Discretionary Activity

1. Any subdivision in the SRIE is a discretionary activity.

SRIE Appendix 1

SRIE Areas

Figure 1:

Croft Poles Kauri SRIE Area outlined in red.

Fonterra Kauri Milk Processing Site SRIE Area outlined in blue

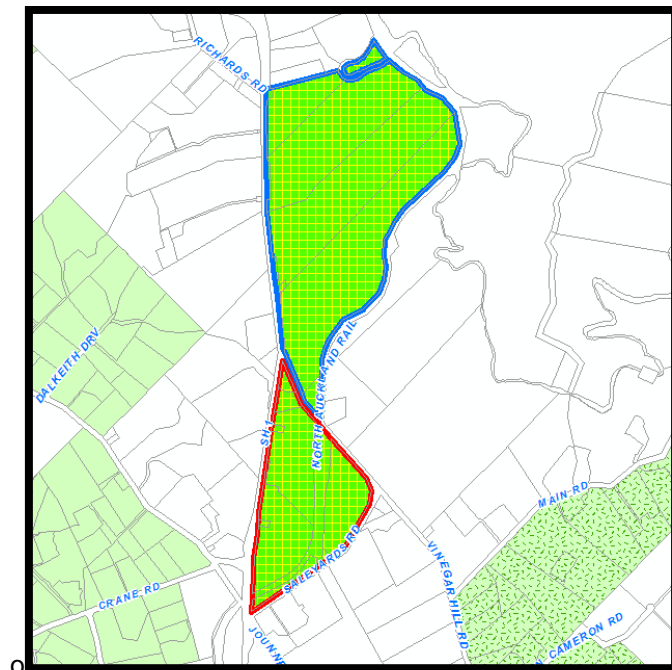
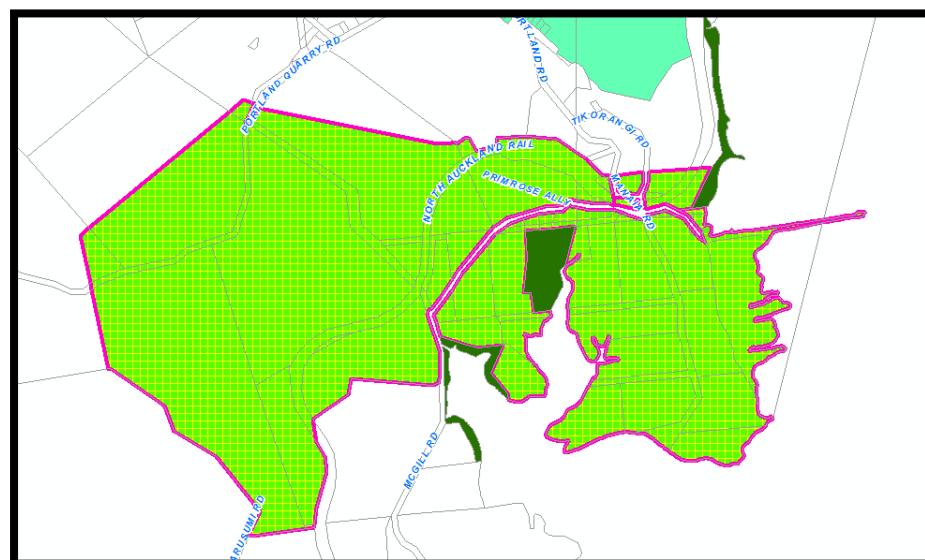


Figure 2:

Portland SRIE Area outlined in purple”



Strategic Rural Industries Environment

Revision and Sign-off Sheet

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