

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 Dairy Factory at Kauri
- Croft Timber Mill at Kauri
- Golden Bay 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 nature 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.

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

Strategic Rural Industries Environment

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 the Rural Area.
3. Promote the adoption of a 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 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 sites and to safeguard adjoining landowners from potential reverse sensitivity effects associated with further subdivision.
4. 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.

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.

Landuse

SRIE.2.1 Eligibility Rules

1. Any other activity not requiring consent as a discretionary or non-complying activity is a permitted activity.
2. Sensitive activities are non-complying activities.

SRIE.2.2 Notification Rules

1. Land use activities that are non-complying activities must be publicly notified.
2. Any resource consent application for a building exceeding 20m in height within 20m of the Rural Production or Open Space Environments must be publicly notified.
3. All other land use activities are subject to the notification test of the RMA.

SRIE.2.3 Discretionary Activities - Fonterra Kauri Dairy Factory SRIE

1. Any building:
 - a. That exceeds a height of 20m, or is a spray drying or evaporation plant that exceeds a maximum height of 65m.
 - 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.2.4 Discretionary Activities - Portland Cement SRIE

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, except the maintenance and upgrading of the cement works' conveyor structure.
 - 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.

SRIE.2.5 General Discretionary Activities – Other SRIE

1. Any building:
 - a. That exceeds a maximum height of 20m.
 - b. Within 4.5m of road boundary.

Landuse

- 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.

Subdivision

SRIE.3.1 Discretionary Activity

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

Revision and Sign-off Sheet

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