Strategic Rural Industries Zone

Issues

The Strategic Rural Industries Zone (SRIZ) 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 Zone and does not include strategic industries located within the *urban areas* of the District and/or within other zones with existing specialised industrial functions (e.g. the Port Zone and the Marsden Point Energy Precinct).

It is anticipated that the Strategic Rural Industries Zone 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* Zone primarily provides for *Strategic Rural Industries*. Complementary *commercial activities* and *industrial activities* that do not compromise the functioning of existing *Strategic Rural Industries* may be appropriate.

Note:

1. *Commercial quarries and mineral extraction activities will in future be assessed as Mineral Extraction Areas.*
2. *Maps of SRIZ are included in SRIZ Appendix 1.*

Objectives

SRIZ-O1 Economic Development

Recognise the contribution established *Strategic Rural Industries* make to the vitality and economic viability of the District.

SRIZ-O2 Appropriate Locations

Provide for the establishment and operation of *Strategic Rural Industries* in appropriate locations within the *rural area*.

SRIZ-O3 Management Framework

Promote a flexible and targeted management framework for existing and/or prospective *Strategic Rural Industries*.

SRIZ-O4 Amenity

Maintain rural amenity and avoid *reverse sensitivity* effects in the vicinity of *Strategic Rural Industries*.

Policies

SRIZ-P1 Manage Effects

To provide for and manage the effects of *Strategic Rural Industries* by identifying them as within the Strategic Rural Industries Zone.

SRIZ-P2 Operation and Expansion

To provide for the ongoing operation and expansion of *Strategic Rural Industries* where adverse effects can be avoided, remedied or mitigated.

SRIZ-P3 Avoid Fragmentation

To avoid fragmentation of Strategic Rural Industry Areas associated with further subdivision.

SRIZ-P4 Reverse Sensitivity

To avoid potential *reverse sensitivity* effects from *sensitive activities* within Strategic Rural Industry Areas.

SRIZ-P5 Incompatible Activities

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 Industries Zone.

SRIZ-P6 Complementary Activities

To provide for complementary *commercial activities* and *industrial activities* where they do not compromise the functioning of existing *Strategic Rural Industries*.

Rules

SRIZ-R1 Any Activity

1. Subject to SRIZ-R7, the provisions of the Rural Production Zone apply to the Fonterra Kauri Milk Processing Site SRIZ – Ancillary Irrigation Farms.

SRIZ-R2 Any Activity Not Otherwise Listed in This Chapter

Activity Status: Permitted

Where:

1. Resource consent is not required under any rule of the District Plan.
2. The activity is not prohibited under any rule of the District Plan.

SRIZ-R3 Minor Buildings

Activity Status: Permitted

Note:

1. Minor buildings are exempt from rules SRIZ-R4 – R6.

SRIZ-R4 Building and Major Structure Height

1. Activity Status: Permitted

   Where:

   a. In the Fonterra Kauri Milk Processing Site SRIZ Area:

      i. The maximum *building* height and *major structure* height is 20m above *ground level*, or is a boiler, silo, drier or evaporation plant with a maximum height of 65m above ground level, including any associated stacks.

b. In the Portland SRIZ Area:

i. The maximum *building* height and *major structure* height is 20m above *ground level*; or if part of the rock crusher, or utilised for the production of cement, the maximum height is 66m above ground level.

c. In the Croft Poles SRIZ Area:

i. The maximum *building* height and *major structure* height is 20m above *ground level*.

Activity Status when compliance not achieved: Discretionary

SRIZ-R5 Building and Major Structure Setbacks

1. Activity Status: Permitted

Where:

a. In the Fonterra Kauri Milk Processing Site SRIZ Area and Croft Poles SRIZ Area:

i. All *buildings* and *major structures* are set back at least:

a) 20m from the Rural Production Zone and *Open Space and Recreation Zones*.

b) 4.5m from road boundaries.

c) 27m from Mean High Water Springs and the top of the bank of any *river* that has a width exceeding 3m (excluding bridges, culverts and fences).

b. In the Portland SRIZ Area:

i. All *buildings* and *major structures* are set back at least:

a) 20m from any other Zone boundaries.

b) 27m from Mean High Water Springs and the top of the bank of any *river* that has a width exceeding 3m (excluding bridges, culverts and fences).

Activity Status when compliance not achieved: Discretionary

SRIZ-R6 Building and Major Structure Height in Relation to Boundary

1. Activity Status: Permitted

Where:

a. In the Fonterra Kauri Milk Processing Site SRIZ Area and Croft Poles SRIZ Area:

i. All *buildings* and *major structures* do not exceed a height equal to 3m above *ground level* plus the shortest horizontal distance between that part of the *building* or *major structure* and the *site boundary*.

b. In the Portland SRIZ Area:

i. All *buildings* and *major structures* do not exceed a height equal to 3m above *ground level* plus the shortest horizontal distance between that part of the *building* or *major structure* and the *site boundary* with any Residential Zone, Rural Production Zone or *Open Space and Recreation Zones* except for the maintenance and upgrading of the cement works conveyor structure.

Activity Status when compliance not achieved: Discretionary

SRIZ-R7 Any Activity or Activities which are associated with Water Storage Ponds, Water Treatment Ponds or Irrigation Infrastructure

Activity Status: Permitted

Where:

1. In the Fonterra Kauri Milk Processing Site SRIZ – Ancillary Irrigation Farms

SRIZ-R8 Traffic Generation

Activity Status: Controlled

Where:

1. Any activity or activities:

a. Which cumulatively generate *traffic movements* from a SRIZ Area greater than the following:

i. Portland SRIZ:

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 16:30 and 17:30.

ii. Fonterra Kauri Milk Processing Site SRIZ:

a) 1,400 *traffic movements* per *day* (24-hour period).

iii. Croft Poles *Strategic Rural Industries* Zone Area greater than the following:

a) 400 *traffic movements* per *day* (24-hour period).

b. For which written approval has been provided from:

i. For Portland SRIZ Area and Croft Poles Site Area, the Waka Kotahi NZ Transport Agency and Whangarei District Council Roading.

ii. For Fonterra Kauri Milk Processing Site SRIZ Area, the Waka Kotahi NZ Transport Agency.

2. Any application for resource consent under SRIZ-R8 shall be accompanied by a transport assessment statement including existing and proposed traffic volumes (including *heavy vehicles*).

Matters of control:

1. Effects on the transport network.
2. Design and location of *accessways*.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Effects on the transport network.
2. Design and location of *accessways*.

Note:

1. Any application shall comply with information requirement rule SRIZ-REQ1.

SRIZ-R9 Sensitive Activities

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

Information Requirement Rules

SRIZ-REQ1 Information Requirement

1. Any application for resource consent under SRIZ-R8 shall be accompanied by a transport assessment statement including existing and proposed traffic volumes (including *heavy vehicles*).

Note:

1. *The Council will advise Waka Kotahi NZ Transport Agency of any application for land use consent lodged, under this rule.*

SRIZ Appendix 1 – Maps

Figure SRIZ 1 shows:

- Croft Poles Kauri SRIZ Area outlined in red
- Fonterra Kauri Milk Processing Site SRIZ Area outlined in blue

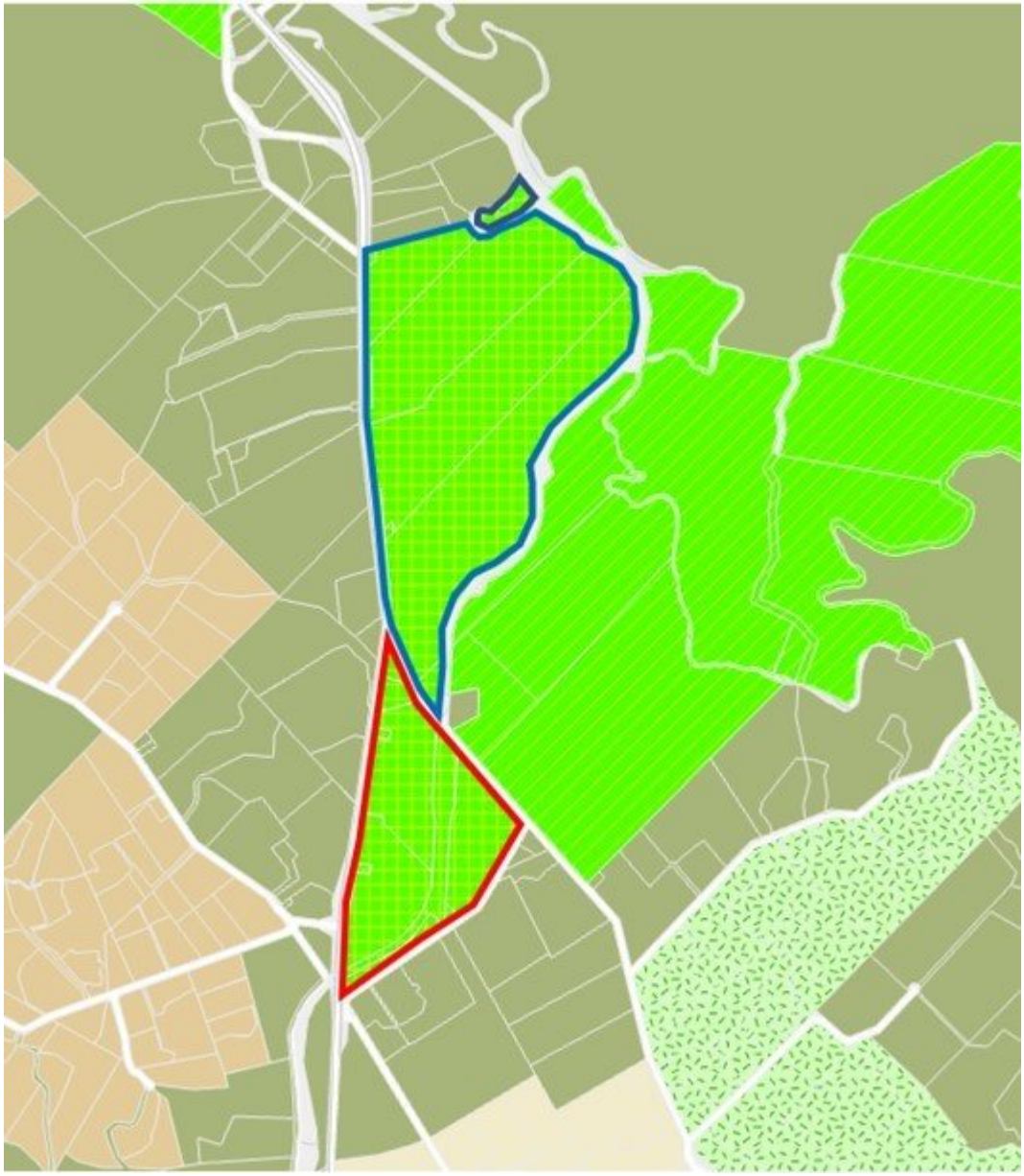


Figure SRIZ 1. Strategic Rural Industries Zone - Croft Poles Kauri and Fonterra Kauri Milk Processing Site

Figure SRIZ 2 shows:

- Portland SRIZ Area outlined in pink.

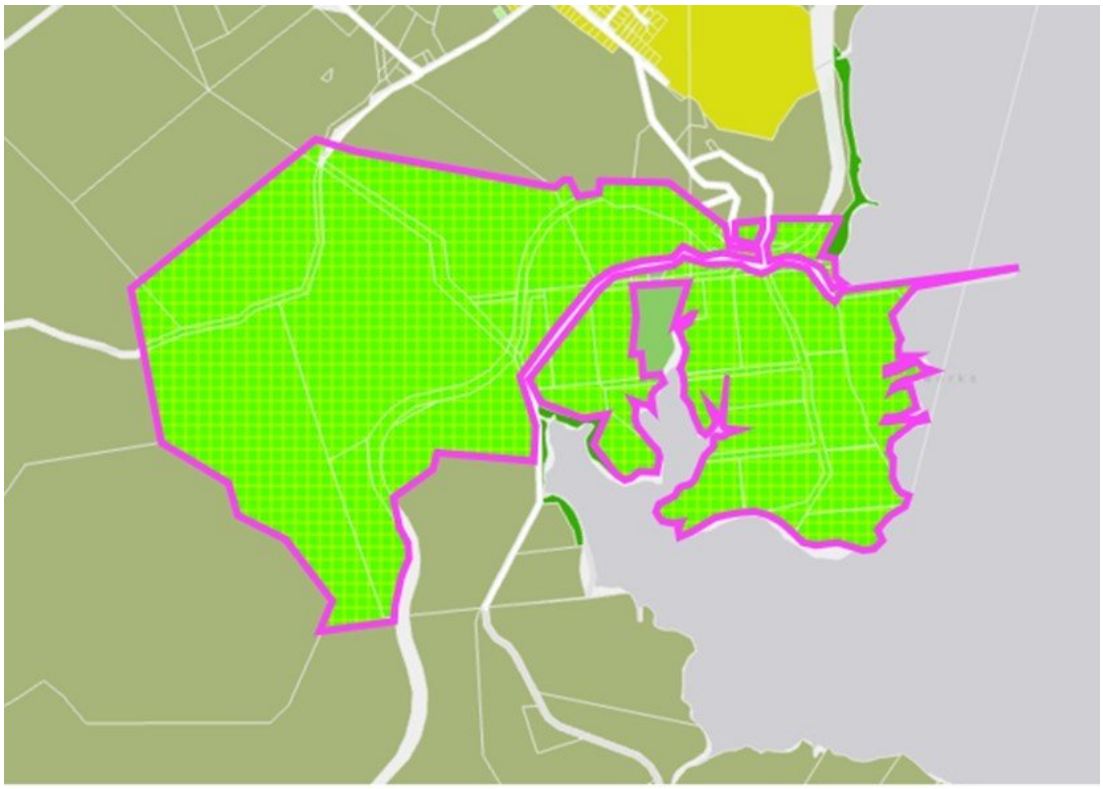


Figure SIRZ 2. Strategic Rural Industries Zone - Portland