

APPENDIX 2:

Proposed Text Changes to the Selwyn District Plan (Rural Volume)

APPENDIX 26

E26.1 DAIRY PROCESSING MANAGEMENT AREA

Note:

All activities within the Dairy Processing Management Area shall comply with the Rules in Appendix 26.

Rules in Part C, 1 to 10 of the Rural Volume of the District Plan shall not apply to activities within the Dairy Processing Management Area, except where expressly advised in the following Rules.

All activities, including buildings, structures and earthworks, must comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).

Permitted Activities – Land Use

E26.1.1 The following activities shall be a permitted activity if all of the standards in Rules 26.1.2 to 26.1.27 are met:

- 26.1.1.1 The processing, testing, storage, handling, packaging and distribution of milk and dairy products, dairy processing related by-products, and ancillary activities, including but not limited to:
- a) Rail infrastructure, and rail activities limited to those required for the transportation of milk, dairy products and associated ingredient and package products.
 - b) Infrastructure for roading, rail, the management of wastewater, stormwater and the supply of water.
 - c) Laboratories and facilities for research and development related to the processing of milk and development of dairy products.
 - d) Offices and facilities required for the administration and management of the Dairy Processing Management Area, and the marketing, sales and distribution of milk and dairy products.
 - e) Activities which can comply as a permitted activity with the rules of the Rural (Outer Plains) Zone, except that any calculation of density or site coverage shall exclude the land within the Height Control Zone.

Note:

For the purpose of interpreting Rule 26.1.1:

The processing and use of milk is the purpose of, and principal use within, the Dairy Processing Management Area.

Ancillary activities means any activity that is incidental to servicing and supporting a permitted activity on the same site and which forms an inseparable part of the permitted activity.

Requirements and Conditions for Permitted Activities

Outline Development Plan

- E26.1.2 The location of all buildings, activities, and vehicle access points to the Dairy Processing Management Area, shall be in general accordance with the Outline Development Plans in Appendix 26A **and 26B**.

Location of Buildings and Activities

- E26.1.3 All permitted activities shall be located within the Height Control Zone identified on the Outline Development Plans in Appendix 26A **and 26B**, with the exception of:
- (a) Any directional signage under 1.2m height;
 - (b) Signage providing information at the Primary Access points;
 - (c) Infrastructure for roading, rail, the management of wastewater, stormwater and the supply of water associated with a permitted activity; and
 - (d) Permitted activities provided for in Rule 26.1.1.1(e)
- E26.1.4 Where located within the Rural Buffer Area buildings and activities provided for in Rule 26.1.3(b) and (c) shall comply with the height rules of the Rural (Outer Plains) Zone and either the setback rules of the Rural (Outer Plains) Zone or any setback shown on the Outline Development Plans in Appendix 26A **and 26B**, whichever is the greater setback from the boundary.

Landscape Planting

- E26.1.5A When new buildings are to be erected that will increase the capacity for milk processing or storage within the Dairy Processing Management Area landscape planting as shown on the Outline Development Plan in Appendix 26A shall be located in general accordance with the landscape provisions of the Outline Development Plan and is to be completed in accordance with the provisions for Staging and Removal of Exotic Planting specified in Appendix 26A.

E26.1.5B Existing landscape planting as shown on the Outline Development Plan in Appendix 26B shall be maintained in general accordance with the landscape provisions of the that Outline Development Plan. Future screen planting' as shown on the Outline Development Plan in Appendix 26B shall be implemented within 12 months of the Central Plains Water Canal becoming operational through the site.

- E26.1.6 Landscape planting required by Rule 26.1.5A is a controlled activity for which consent is required in accordance with Rules 26.2.1 and 26.2.2

Note: Neither rule 26.1.5A or B nor Rule 26.1.6 apply to any planting within **a the** Dairy Processing Management Area for the purposes of amenity or enhancement and which is additional to that envisaged by the Outline Development Plan.

Building Height

- E26.1.7 Buildings within the Height Control Zone shall comply with the height limits shown in the Outline Development Plans in Appendix 26A **and 26B**. Up to 2 Boiler stacks and 4 exhaust vents per dryer shall be exempt from height limits.

Building Colour

- E26.1.8 Any building that has a finished height above 12 metres shall be finished in the following colours or equivalent colours, excluding trim, fittings, guttering, detailing and signage:
- (a) Colorcote “Kestrel” [specification: 174(R),165(G), 165(B), RV34.51]
 - (b) Colorcote Titania [specification: 213(R), 211(G);199(B), RV64.57]
 - (c) Colorcote Ironsand [specification:84(R), 81(G),79(B), RV14.72]
 - (d) Colorcote Grey Friars [specification:87(R), 87(G).88(B),RV 16.55]

Earthworks

- E26.1.9 A maximum volume of 5000m³ of earthworks for each stage of development.
- E26.1.10 The maximum cut/excavation depth of the earthworks from existing ground level shall be 5 metres and no closer than 1 metre to groundwater, whichever is the lesser.
- E26.1.11 The maximum height of temporary stockpiles or final landforms shall be no greater than 4m above ground level.
- E26.1.12 All cut material shall be reused within the Dairy Processing Management Area.

Access

- E26.1.13 Prior to the issue of a building consent for a new building which will increase capacity for milk processing or storage within the Dairy Processing Management Area:
- (a) The design of any access from the State Highway or the design of any State Highway/local road intersection, as shown on the Outline Development Plans in Appendix 26A **and 26B**, shall be approved in writing by the relevant Road and Rail (where applicable) controlling authorities. A copy of this approval shall be forwarded to the Council Planning Manager for Council’s records.
 - (b) All access from a local road shall comply with the design requirements of Appendix 10.
- E26.1.14 Secondary access points shown on the Outline Development Plans in Appendix 26A **and 26B** shall only be used for farm activities, emergency access and situations where the primary access is made temporarily unavailable by emergency services, the road or rail controlling authorities.

Parking

- E26.1.15 All vehicle parking and manoeuvring areas shall be located as shown on the Outline Development Plans in Appendix 26A **and 26B** and comply with Appendix 10 as to layout and design.
- E26.1.16 Vehicle parking and manoeuvring associated with new buildings which will increase the capacity for milk processing or storage within the Dairy Processing Management Area shall be constructed, formed and sealed (with drainage) prior to use for operational activities.

Noise

- E26.1.17 Noise arising as a result of any activity within a Dairy Processing Management Area shall not exceed the following limits at the Noise Control Boundary shown on the Outline Development Plans in Appendix 26A **and 26B**.

Daytime (7.30am – 8.00pm) 55dB L_{Aeq} and 80 dB L_{Afmax}

Night-time (8.00pm – 7.30am) 45 dB L_{Aeq} and 70 dB L_{Afmax}

Noise shall be measured in accordance with NZS6801:2008 "Acoustics-Measurement of Environmental Sound", and assessed in accordance with NZS6802:2008 "Acoustics-Environmental Noise".

- E26.1.18 Rail movements into, within and out of the Dairy Processing Management Area are excluded from compliance with the above rules provided that for the Outline Development Plan in Appendix 26B, the number of night time rail movements do not exceed 2 per 24 hour period.

Note: Rule 26.1.18 does not apply to the loading or unloading of goods.

Note: Part C3, Rural Rules – Buildings, Rule 3.13.1.6 also applies for the establishment of any new sensitive activity within the Noise Control Boundary.

Lighting

- E26.1.19 Any lighting within the Dairy Processing Management Area shall be a permitted activity provided that:
- (a) Light spill from any activity does not exceed 3 lux on any adjoining property or any road reserve; and
 - (b) All exterior lighting is directed away from adjacent properties and roads.

Signage

- E26.1.20 All signage must be related to permitted activities undertaken on the site and be restricted to corporate logos or colours only.
- E26.1.21 The sign, unless it is a temporary sign, is located entirely within the Dairy Processing Management Area and is not located on, or overhangs onto, any road reserve. (See Rule 26.1.3 for limitations on signs located outside the Height Control Area as shown on the Outline Development Plans in Appendix 26A and 26B).
- E26.1.22 The sign is positioned so that it:
- (a) does not obstruct or impair the view for any motorist of any intersection or vehicle crossing; and
 - (b) is at right angles to the road frontage of the site but angled off the direction of traffic by 5 degrees.
- E26.1.23 The sign does not:
- (a) have flashing or revolving lights, sound effects, balloons or blimps or moving parts;
 - (b) resemble a traffic sign
- E26.1.24 The height of the sign is not more than the height of the building and does not protrude beyond the framework of the building, to which it is attached; or 6m above the ground if the sign is not attached to a building.
- E26.1.25 The size of any freestanding sign is not more than 6m² and any sign attached to a building is not more than 50m².
- E26.1.26 The content of the sign shall be limited to the name of the dairy processing plant, wayfinding and compliance with statutory requirements.
- E26.1.27 The content of any sign within the Dairy Processing Management Area fronting a local road shall comply with the following:

- (a) The sign has a maximum number of 5 words or a maximum combined number of 6 words and symbols;
- (b) There is a minimum separation distance between any 2 outdoor signs of:
 - (i) 70m, where the speed limit is 80km/hr; or
 - (ii) 80m, where the speed limit is 100km/hr;
- (c) The sign is visible from a distance of:
 - (i) 175m, where the speed limit is 80km/hr; or
 - (ii) 250m where the speed limit is 100km/hr;
- (d) The sign has a minimum height for any letter which complies with the following values:

Speed Limit	Main Message	Secondary Message
80km/hr	250mm	125mm
100km/hr	300mm	150mm

Note: The above rules do not apply to any directional, warning or other required safety or information signs required for the Dairy Processing Management Area.

- E26.1.28 The position, dimensions and content of any new sign within the Dairy Processing Management Area directed at traffic on a State Highway~~1~~ shall be approved in writing by the NZ Transport Agency.

E26.2 CONTROLLED ACTIVITIES

Landscape Planting required by Rule 26.1.6

- E26.2.1 An application for controlled activity consent under rule 26.1.6 shall contain information showing the location of proposed planting, the proposed plant species, the proposed timing of planting, the height and spacing of plants at the time of planting and the proposed maintenance regime of the landscape planting including soil and moisture retention, irrigation, access and the replacement of any dead, diseased or dying plants and the methodology for removal of exotic planting.
- E26.2.2 Under Rule 26.2.1 the Council shall restrict its control to the following matters:
- (a) The matters in respect of which information is required by Rule 26.2.1;
 - (b) The extent to which the proposal meets the objectives of and outcomes intended by the landscape elements of Appendix 26A.
 - (c) The effectiveness of the proposed landscape planting to mitigate the adverse effects of proposed buildings and activities on landscape values in the locality of the Dairy Processing Management Area;
 - (d) The use of landform to assist in mitigation of landscape effects; and
 - (e) The effect of not removing exotic species which have achieved a uniform height of 10m on cultural values.

Earthworks

- E26.2.3 Any earthworks exceeding 5000m³ (for any stage of development), or a cut/excavation depth from existing ground level of more than 5 metres, or a maximum height of temporary stockpiles or final landforms of 4m above ground level, shall be a controlled activity. Any application for earthworks shall not require the written approval of third parties and shall be non-notified.
- E26.2.4 Under Rule 26.2.3 Council shall restrict its control to the following matters:

- (a) Management of excavations in the proximity of surface waterways to avoid sedimentation, discharges and run-off entering waterbodies.
- (b) Management of dust emissions.
- (c) The location, size and dimensions of any temporarily stock-piled material and final landform features created by fill.
- (d) Re-vegetation of final surfaces.
- (e) An Accidental Discovery Protocol as specified in the Mahaanui Iwi Management Plan.

Construction Activities

- E26.2.5 Construction activities for a new building which will increase capacity for milk processing or storage within the Dairy Processing Management Area shall be a controlled activity. Any application for construction activities shall not require the written approval of third parties and shall be non-notified.
- E26.2.6 Under Rule 26.2.5 Council shall restrict its control to the following matters:
- (a) Ensuring that the effects of construction traffic minimises disruption, delay or inconvenience on the adjoining road network.
 - (b) Best practicable measures to avoid or mitigate the dispersal and deposition of dust and sediment.
 - (c) Best practicable measures to avoid the accidental discharge of any fuel or other hazardous substances, including measures for dealing with accidental spills.
 - (d) Compliance with NZS6803:1999 Acoustics – Construction Noise;
 - (e) Compliance with NZS2631:1985-1989 Part 1-3 or equivalent standard;
 - (f) An Accidental Discovery Protocol as specified in the Mahaanui Iwi Management Plan.

E26.3 RESTRICTED DISCRETIONARY ACTIVITIES

- E26.3.1 Any activities which do not comply with the standards for Permitted Activities, and which are not listed as a controlled, discretionary or non-complying activity, shall be a restricted discretionary activity. The Council shall restrict its discretion to consideration of those matters as specified in respect of each rule:

Matters of Discretion

- E26.3.2 Outline Development Plan
- Any building or activity which does not comply with the following rules as shown on the Outline Development Plans contained within Appendix 26A and 26B shall be a restricted discretionary activity and the Council shall restrict its discretion to consideration of those matters identified:
- (a) Rule 26A.1 Heslerton Road Access
 - (i) The number and type of vehicle movements.
 - (ii) The surface, width and condition of the road.
 - (b) Rule 26A.2 Parking and Rule 26B.2 Parking
 - (i) Any effects of vehicle movements associated with parking provided for within the Rural Buffer Area on rural amenity values and the reasonable use of adjoining land.
 - (c) Rule 26A.3 Building Free Area

- (i) The necessity and purpose of any structures to be located within the building free area.
- (ii) The scale and construction materials proposed for any building.
- (iii) The extent to which the proposed structure may affect the potential options for re-design and up-grading of the State Highway 1/Old South Road intersection.

Location of Buildings and Activities

E26.3.3 Any building or activity which does not comply with Rule 26.1.4 shall be a restricted discretionary activity and the Council shall restrict its discretion to consideration of:

- (a) Any effects of an increase in building height or a reduced setback from internal and road boundaries on the rural amenity values in the locality and the reasonable use of adjoining land
- (b) Any effects of an oversized or non-directional sign on traffic safety or efficiency or on rural amenity values.
- ~~(c) Those matters specified for inclusion in Management Plans for Noise and Hazardous Substances.~~

Note: Non-compliance with Rules 26.1.2 and/or 26.1.3 is a full discretionary activity. See Rule 26.4 below.

Building Height

E26.3.4 Any building which does not comply with Rule 26.1.7 shall be a restricted discretionary activity and the Council shall restrict its discretion to consideration of:

- (a) The individual and cumulative effect of additional building height on the landscape values in the locality of the Dairy Processing Management Area.
- (b) The form and function of the over-height structure.
- (c) The material and colour finish of the over-height structure.
- (d) The effectiveness of any mitigation.

Colour

E26.3.5 Any building which does not comply with Rule 26.1.8 shall be a restricted discretionary activity and the Council shall restrict its discretion to consideration of:

- Alternative colour finishes and their effectiveness to address the visibility of the proposed structure individually and cumulatively within the Height Control Zone within the Dairy Processing Management Area.

Earthworks

E26.3.6 Any earthwork which does not comply with one Rule 26.1.12 shall be a restricted discretionary activity and the Council shall restrict its discretion to consideration of:

- The management of traffic effects created by the haulage activity.

Access

- E26.3.7 Any access which does not comply with Rules 26.1.13 or 26.1.14 shall be a restricted discretionary activity and the Council shall restrict its discretion to consideration of:
- (a) The effects of any access not shown on the Outline Development Plans in Appendix 26A **and 26B**, on the safety and efficiency of traffic on the road network.
 - (b) The safety of access to and from the State Highway, including the combined effect of the State Highway intersection and the site access where applicable.
 - (c) Intersection and road design.

Parking

- E26.3.8 Any parking which does not comply with Rules 26.1.15 or 26.1.16 shall be a restricted discretionary activity and the Council shall restrict its discretion to consideration of:
- (a) The effects of vehicle parking and maneuvering not in accordance with the Outline Development Plans in Appendix 26A **and 26B** on rural landscape and amenity values.
 - (b) The effects of parking not designed to meet the standards of Appendix 10 on safety and efficiency of movement for vehicles and pedestrians within the DPMA.

Noise

- E26.3.9 Any activity which does not comply with one or more of Rules 26.1.17 to 26.1.18 shall be a restricted discretionary activity and the Council shall restrict its discretion to consideration of:
- (a) Effects on rural amenity values in the immediate proximity of the Dairy Processing Management Area.
 - (b) Effects on the livability of any dwelling subject to increased noise effects.
 - (c) Measures for mitigation of noise effects.

Lighting

- E26.3.10 Any activity which does not comply with Rule 26.1.19 shall be a restricted discretionary activity and the Council shall restrict its discretion to consideration of the effects of any additional light spill on:
- (a) rural amenity values;
 - (b) the reasonable use of adjoining land or dwellings; and
 - (c) traffic safety on adjoining roads.

Signage

- E26.3.11 Any activity which does not comply with one or more of Rules 26.1.20 to 26.1.21 shall be a restricted discretionary activity and the Council shall restrict its discretion to consideration of the effects of any oversized or non-complying sign on:
- (a) Traffic safety and efficiency; and
 - (b) Rural amenity values.

E26.4 DISCRETIONARY ACTIVITIES

Buildings and activities not located in accordance with Rule 26.1.2 and/or 26.1.3 shall be a discretionary activity.

E26.5 NON-COMPLYING ACTIVITIES

Any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity shall be a non-complying activity.

E26.6 REASONS FOR RULES

The activities already undertaken at the established dairy plants in the Dairy Processing Management Areas and those which would typically be anticipated or associated with the processing of milk. Dairy processing activities can be anticipated to further develop as value is added to the range of dairy products and from processing of by-products. The list of permitted activities is intentionally limited to activities which are inseparably connected to dairy processing, including testing, storage, handling, packaging, distribution, and innovation.

Outline Development Plan, Buildings and Activities – Location and Height

The location of buildings and parking areas within the DPMA sites and in relation to the site boundaries is controlled through compliance with an Outline Development Plan (ODP). This concentrates built development and dairy processing activities in one part of the site and in the south west corner of the Management Area, reflecting the position of plant established through earlier resource consent processes and around which future buildings and activity are intended to grow.

Activities and buildings provided for in the Rural Buffer Area include those normally anticipated in the Rural Outer Plains Zone. In addition, low directional signage, signs located adjacent to primary access points and infrastructure servicing the DPMA such as road, rail, wastewater and stormwater utilities are enabled in the Rural Buffer Area. These are not activities involving significant built structures or intensive clustering of buildings, and are therefore considered appropriate in the Rural Buffer Area.

The setback of buildings from the state highway frontage has, in the case of Synlait, been influenced by the need to allow for a potential rail siding for trains to load/unload immediately adjacent to the drystores and to provide area for some landscape planting. To the north and south east built development is kept away from boundaries with a large area of rural open space providing an appropriate transition or buffer to the wider rural plains. The Fonterra Darfield site is provided with considerable setbacks from all boundaries to allow for landscaping and to minimise visual dominance from surrounding vantage points while also providing an appropriate transition or buffer to the wider rural plains.

The use of ODPs therefore effectively manages the extent of dairy processing activities within the DPMA. ~~It is~~They are based upon what could be anticipated as a reasonable and optimal future development scenario and an assessment of the environmental effects of that development scenario.

The visual effects of full built development have been considered for the Management Areas as a whole and addressed through ~~a~~landscape plans. The scale and density of future development is integrated with this landscape treatment via the ODP providing a full overview of site development achievable over time.

Building heights are similarly controlled through the ODPs. The rules acknowledge that dairy processing activities necessitate very tall built structures e.g., dryers and boiler stacks as well as very large, single span industrial buildings. Accordingly, there is provision for variable building heights, with the tallest elements purposefully located in a more central position within the area of building development.

Where activities are proposed which are compliant with the Rural Outer Plains rules, these are provided for throughout the DPMA (whereas dairy processing activities and buildings are more constrained). The rule requires that for the purpose of site coverage and density calculations, the area of land used for the basis of the calculation is limited to the Rural Buffer Area, ensuring that the Buffer retains a density of development consistent with the wider Rural Zone.

A Noise Control Boundary is shown on the ODPs. This is complemented by a rule in Part C, 3 Rural Rules – Buildings which requires noise insulation to be incorporated within new buildings for sensitive activities. This provision is discussed further under Noise below.

A specific rule on the ODP contained within Appendix 26A requires the up-grading of Heslerton Road prior to the commissioning of a second access. The rule ensures that the access to the plant is safe, efficient and fit for purpose. Further up-grading of the Old South Road and State Highway 1 intersection is similarly to be evaluated with substantive construction projects that increase the production and/or storage capability of the plant, to ensure that it remains safe. An area of land in the north west corner of the ODP is shown as building-free. This requirement is to avoid any capital development in an area that ultimately could be required for accommodating an up-graded State Highway/Old South Road intersection. This is discussed further under Access below. ~~Similarly, t~~The ODP's contained within both Appendix 26A and 26B requires all vehicle parking to be provided within the Height Control Area. This is described further under Parking below.

Landscape Planting

Rule 26.1.5A requires all landscape planting to be generally in accordance with the landscape plan which forms part of the ODP and in accordance with the staging specified in Appendix 26A.

Rule 26.1.6 (requiring controlled activity consent to 'landscape planting' but not otherwise affecting planting for amenity or enhancement purposes) is intended to ensure general compliance with the staging of landscape establishment on the Synlait site identified in Appendix 26A and to control details of the plant species, location, timing of planting, height, spacing and maintenance. The purpose of this rule is to ensure that the Synlait Dairy Processing Management Area has a consistent landscape theme and that planting is appropriately established and cared for, ensuring its longevity and effectiveness. In addition, a rule requires exotic species planted on the DPMA boundaries within Appendix 26A to be removed once identified indigenous tree species, planted in accordance with the rules on the ODP, have reached a minimum height of 10m. This requirement to allow indigenous plants to dominate has been agreed with Te Taumutu Rūnanga as a way of expressing cultural values on the site.

No additional landscaping is required on the Fonterra site as it expands due to the comprehensive perimeter landscaping already established on the existing site as identified on the ODP contained within Appendix 26B. This landscaping is required to be maintained in accordance with Rule 26.1.5B. The only exception to this is if the Central Plains Water Canal is constructed through the site which will create a break in the perimeter planting. Should this occur, additional screen planting is required to be implemented in accordance with Rule 26.1.5B.

Building Colour

All buildings over 12m in height are required to comply with a prescribed colour palette. This is to assist with addressing the visual effects of what are potentially substantive buildings with high visibility for a period of years. The intention is to maintain a consistency in the visual qualities of

the site. The colour range is informed by the finish of buildings established through resource consents prior to the DPMA.

Earthworks

The rules provide for some small scaled earthworks (<5000m³) and stockpiling to be carried out as a permitted activity. These standards are consistent with those applied to earthworks in the wider Rural Outer Plains Zone. Where these standards are exceeded within the DPMA Rule 26.2.3 requires the activity to be considered as a controlled activity with Council's control reserved to dust, proximity to waterways, re-vegetation and accidental discovery of archaeological items. A resource consent process ensures appropriate management and environmental outcomes which can be effectively achieved and monitored through a controlled activity consent process without the need for notification or third party approvals. It is acknowledged that earthworks, even at a larger scale, can be appropriately managed in accordance with best practice. In addition, the DPMA is an established and defined site which is well understood in terms of effective management from previous construction activity.

Where material is to be transported off site however, a resource consent is required. This is specifically limited to the effects of haulage on the safety and efficiency of the road network, which may vary in effect depending on the volume of material to be transported and the particular route to be followed. This traffic effect is distinguishable from the earthwork activity itself where effects can be contained within the boundaries of the DPMA.

Access

The DPMA is a potentially significant traffic generator with a high proportion of heavy vehicles. Accordingly, it is appropriate that the access provision into and out of the sites contained within Appendix 26A and 26B is controlled to avoid multiple entrance points which may potentially affect traffic safety and efficiency on the surrounding road network. Similarly, there is a requirement that with any significant new buildings which may increase processing or storage capacity, there must be consultation with the relevant road and/or rail authority. This provides a check point for assessing if a further up-grade of existing access points onto the State Highway or any State Highway/local road intersections servicing the DPMA are required.

In respect of Synlait, the State Highway 1/Old South Road intersection is the primary point of access to the DPMA. Requiring the approval of the road and rail authorities will trigger a review of the safety of the intersection over time as traffic patterns change and the DPMA develops. The ODP requires that land between the plant and Heslerton Road is to be kept free of buildings to ensure that sufficient land is retained to accommodate any future State Highway intersection up-grades that may be required.

Identifying access points into the DPMA on the ODPs provides certainty to road and rail controlling authorities as well as local road users. The access points identified on the ODP which are not already formed and operational will be required to comply with the District Plan standards for design. In the case of Synlait, pPrior to the commissioning of the second access on Heslerton Road, the ODP requires that a further length of road is up-graded to a standard for the anticipated traffic.

Parking

All vehicle parking (tankers, employees, visitors, suppliers and contractors) is required to be provided within the Building Height Control Area of the DPMA, where an intensification of built development and activity is anticipated. Directing parking to this location ensures that the dispersal or encroachment of car parking does not occur within the Rural Buffer Area which is intended to wrap around or buffer that part of the DPMA which is to be intensively used. The layout of the parking area is to comply with Appendix 10 of the Rural Volume of the District Plan,

which sets out standard dimensions for car parks and best practice guidance on the relationship between parking, pedestrian and vehicle circulation areas.

Noise

The primary noise control for the DPMA requires compliance with a Noise Control Boundary. This is defined on the Outline Development Plan and Rule 26.1.17 specifies the daytime and night-time noise standards that will apply at this boundary. The Noise Control Boundary is derived from conditions imposed on resource consents that established the plant and represents a more strict noise standard than has been applied to the Rural Outer Plains. A Noise Control Boundary is commonly used around sites such as ports, airports and large, stand-alone plant. They provide a simple method for all parties to visualise the extent of noise effects.

The Noise Control Boundary also triggers requirements for acoustic insulation to be built into new buildings for sensitive activities (see Part C, Rural Rules – Buildings, Rule 3.13.1.56). This requirement acknowledges and responds to the importance of the plant to the community and the economy. Once a company has made a significant investment in plant, it is in the districts and the community's interests that this plant is able to operate with efficiency. Accordingly, it is appropriate to ensure that encroachment of sensitive activities does not curb the plant's operations.

The Noise Control Boundary and its associated noise standards are not intended to apply to rail movements into and out of the DPMA. The measurement of rail noise as a train moves from designated land onto a rail siding within the DPMA may be extremely difficult to differentiate and measure. Unexpected noises such as wheel squeal have therefore been considered in the setting of the noise limits and layout of each site. ~~are maintenance issues and best addressed through a Management Plan approach.~~ The activity of loading and unloading trains is required to comply with the Noise Control Boundary.

Lighting

The Height Control Area within the DPMA is potentially an area of intensive activity and concentrated built development. The plant operates on a 24 hour basis requiring lighting to be provided for illumination of access points, outdoor work spaces and for security. The limitations imposed on the measurement of lux and the direction of lighting are the primary mechanisms to avoid light spill and to minimise night-lighting effects.

Signage

The rules relating to sign size are intended to provide for signs to be established which are scaled relative to the size of the plant and its function as a resource servicing a large catchment within the District. A requirement to ensure that signs visible from, even if not physically or legally fronting the State Highway, are considered by the New Zealand Transport Agency, ensures that signage does not adversely affect traffic safety and efficiency and accords with current Government guidance applicable at that time. Further to the size of the sign, the balance of the rules are the same as those applied in the wider Rural Outer Plains Zone.

Construction Activities

Rule 26.2.5 provides a mechanism for further control over the management of large scaled construction works through a resource consent for a controlled activity. The rule only applies to construction activities for buildings which increase milk processing or storage capacity within the DPMA, and is intended to apply to proposals of the scale of a new dryer or drystore.

Due to the number of variables associated with construction and the desire to adopt industry best practice, a rule based on a standard measure or numerical threshold for management of construction effects is not applicable. A controlled activity consent ensures that there is a

comprehensive and integrated plan for matters such as traffic management, dust control, compliance with the NZS standard for construction noise and vibration along with protocols for accidental discovery. This approach provides certainty and the flexibility to deal with construction projects which are of larger scale and potential environmental effect. The majority of the matters of control are however subject to other regulatory processes for building consent and health and safety. Accordingly, there is no requirement for third party approvals or notification of an application.