



Chapter 19 – Post-Harvest Factsheet



Overview



The post-harvest requirements of the District's kiwifruit and avocado industries have evolved to the extent that post-harvest operations within modern facilities are major activities in their own right and involve significant investment in land, buildings and plant. Historically, most of these facilities have been located on Rural Zoned land. The modern large-scale facilities are now separate stand-alone entities, rather than serving just one or a few orchards. Industry requirements are constantly evolving, often requiring expansion of existing buildings and facilities. The Post-Harvest Zone has been established to provide for the ongoing expansion of what are considered to be larger strategic operations that are integral components of the sub-regional economy. These operations will be seeking to increase their throughput as kiwifruit and avocado production expands.

Current Rules



Packhouses and coolstores are currently discretionary activities in the Rural Zone. Associated activities such as accommodation facilities and childcare facilities are also discretionary activities that require consent.

Changes proposed as a result of the District Plan review



The most notable change is to allow the limited expansion of these larger operations as a permitted activity. This zone is expressly for existing post-harvest facilities and, should any land within this zone cease to be used for such purposes, Council will initiate a change to the District Plan to revert the land back to a rural zoning.



Accommodation of up to 75 seasonal workers associated with the kiwifruit and avocado sectors is also proposed to be a permitted activity in the post-harvest zone where these facilities are co-located on the site. The post-harvest industry has developed a Code of Practice for Seasonal Worker Accommodation that allows for a departure from certain clauses in the Building Act 2004. This Code variation enables a financial contribution methodology to be tailored to these types of facilities. Because of the lower standard of services within these facilities, "off-season" usage will not be allowed.



It is also proposed that on-site activities such as storage, childcare and catering facilities directly associated with the post-harvest operation be permitted activities on these large strategic sites.