



## 19. Post Harvest Zone

### Explanatory statement

The post-harvest requirements of the District's kiwifruit and avocado industries have evolved to the extent that the post-harvest operations within modern facilities are major activities in their own right and involve a 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 just serving one or a few orchards and their scale is such as to have the potential to create adverse effects on rural character and the rural traffic environment. 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 the larger strategic operations that will be seeking to increase their throughput as kiwifruit and avocado production expands.

The accommodation of seasonal workers associated with the kiwifruit and avocado sector also has the potential to create adverse effects on the rural environment, if such activities are not carefully managed. However, the continued viability of post-harvest facilities, including associated seasonal accommodation facilities, is essential because they are integral components of the sub-regional economy. The post-harvest industry has developed a Code of Practice for Seasonal Worker Accommodation which 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 of them will not be allowed.

With respect to the rules framework of this Section a throughput baseline has been used to distinguish between Permitted and Restricted Discretionary Activities. This distinction has been formulated so as to allow Council and the New Zealand Transport Agency to assess the potential effect on the roading network that may result from increased intensity of use of post-harvest sites.

### 19.1 Significant issues

1. The expansion of existing large scale post-harvest facilities in established Rural Zoned areas has the potential to conflict with adjacent rural activities, by creating adverse environmental effects relating to such matters as reverse sensitivity, spatial privacy, overshadowing, noise, traffic safety, infrastructural services, and rural landscape character.
2. The need to require separate resource consents for each individual upgrade of existing post-harvest facilities is an inefficient and potentially unsustainable practice.
3. Redundant post-harvest facilities within this zone could provide opportunities for commercial or industrial development that are more appropriately located in established Commercial and Industrial Zones.



## 19.2 Objectives and policies

### 19.2.1 Objectives

1. The sustainable operation, growth and management of existing strategic post-harvest facilities so as to meet the needs of future generations and the economic well-being of the kiwifruit and avocado industries within the District.
2. Protection of the amenity values of the rural environment.
3. Sustainable management of existing roading and other infrastructural services and sustainable development of new or extended services.

### 19.2.2 Policies

1. Should any existing post-harvest facilities within this zone cease to operate, then they shall revert back to Rural Zoned land.
2. Development within the Post-Harvest Zone should avoid, remedy or mitigate the adverse effects on the rural environment, including those resulting from increased traffic generation, effluent and stormwater disposal, rubbish generation, lighting/glare, visual amenity, noise, and impact on privacy.
3. Adequate infrastructure for post-harvest facilities should be provided.
4. The safety and efficiency of the District roading network (including State Highways) should be protected from any potential adverse effects resulting from increased development of activities in the Post-Harvest Zone.
5. The co-location of seasonal accommodation facilities and post-harvest facilities within the Post-Harvest Zone should be encouraged.

## 19.3 Zone statement

This zone covers land encompassing existing major post-harvest facilities located throughout the District.

The purpose of this zone is to provide for the logical expansion of these existing facilities in a manner which ensures their long-term sustainability, while also avoiding the need for piecemeal and repeated resource consent processes.

The range of activities has been limited to those considered compatible with existing facilities whilst also ensuring the actual or potential adverse effects on offsite activities are avoided, remedied or mitigated. Special performance standards recognise the need to ensure that existing and future activities within this zone are located, developed and managed in a manner that minimises any adverse effects on the neighbouring rural environment.



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.

## 19.4 Activity lists

### 19.4.1 Permitted Activities

- (a) Alterations to and expansion of existing post-harvest facilities, including the erection of canopies, packhouse sheds, coolstores (including conventional and controlled atmosphere coolstores), and accessory office space where the cumulative fruit throughput levels are increased to no more than two million trays above consented levels existing as at 1 January 2009, and provided no new vehicle entrances on to adjoining roads are created.
- (b) Seasonal accommodation facilities for a maximum of 75 persons associated with post-harvest and/or kiwifruit or avocado orchard operations, and which comply with the specified Code of Practice for Seasonal Worker Accommodation.
- (c) Other onsite ancillary activities not provided for in (a) or (b) above and directly associated with post-harvest facility operations such as, but not limited to, storage, childcare and catering facilities.
- (d) Farming.
- (e) One dwelling per lot.
- (f) Works and network utilities as provided for in Section 10.
- (g) Buildings (except dwellings) accessory to the foregoing.
- (h) Frost protection fans, subject to performance standards specified in 4C.1.3.5.
- (i) Artificial wind shelters subject to performance standards specified in 16.5.1(f).

### 19.4.2 Controlled Activities

- (a) Subdivision as provided for in 16.5.2
- (b) Works and network utilities as provided for in Section 10.
- (c) Frost protection fans, subject to performance standards specified in 4C.1.3.6.



### 19.4.3 Restricted Discretionary Activities

- (a) The expansion of existing post-harvest facilities, including the erection of canopies, packhouse sheds, coolstores (including conventional and controlled atmosphere coolstores), and accessory office space where the additional increase in fruit throughput will be more than two million trays above the consented levels existing as at 1 January 2009.
- (b) Any Permitted or Controlled Activity which fails to comply with one or more of the activity performance standards set out in Rule 19.5.

### 19.4.4 Discretionary Activities

Seasonal accommodation facilities for more than 75 persons and/or where construction of the facility does not comply with the specified Code of Practice for Seasonal Worker Accommodation.

## 19.5 Activity Performance Standards

### 19.5.1 General

The following performance standards shall be met by all Permitted and Controlled Activities and shall be used as a guide for all other activities. Unless otherwise specified, any Permitted or Controlled Activity which fails to comply with any of these standards shall be a Restricted Discretionary Activity (for the particular non-compliance).

(a) **Height of buildings**

Maximum: 12m.

(b) **Daylighting**

No part of any building shall exceed a height equal to 2m above ground level at all boundaries and an angle of 45 degrees into the site from that point. Except where the site boundary is with a road in which case this rule shall not apply in respect to that boundary.

Provided that

A building may exceed the aforementioned height where the written approval of the owner of the immediately adjoining property to a specified greater height is obtained.

(c) **Yards**

All new buildings:

- Minimum of 5m where a property adjoins a Residential, Rural-Residential, Future Urban or Rural Zone.



- Minimum of 10m where a property adjoins a public road or a State Highway.

Provided that

A yard (not adjoining a public road or a State Highway) may be reduced to less than 5m upon the receipt of the written approval from the owner(s) of the immediately adjoining land.

(d) **Site coverage**

Sufficient space shall be provided within the zone for the onsite disposal of stormwater and wastewater (unless reticulated to Council infrastructure), parking and manoeuvring, and landscaping associated with the entire onsite activity.

(e) **Seasonal accommodation facilities**

Seasonal accommodation facilities shall:

- Be constructed in accordance with the specific Code of Practice for Seasonal Worker Accommodation. The standard of construction for these facilities shall be no lesser than the code requires.
- Be located no less than 100m from a dwelling located on any other site not zoned Post-Harvest.
- Provide an outdoor recreation area with a minimum area of 50m<sup>2</sup> per every ten workers accommodated or part thereof.
- Be located no closer than 10m from any other building located on the site where the seasonal accommodation is a detached building or buildings.
- Operate for a single period of no more than seven continuous months.

(f) **Financial contributions**

The payment of an appropriate financial contribution as detailed in the following rules and methodology (See also Section 11):

- (a) The payment of a financial contribution will be assessed per every 100,000 tray increase of output above the consented level as at 1 January 2009.

With respect to any increase of throughput on a post-harvest site the following additional heavy vehicle movements and water consumption are expected to result per 100,000 tray equivalent increase (average per year):

- Heavy vehicles 50
- Water usage 30m<sup>3</sup>

- (b) Seasonal accommodation facilities shall be exempt from the Recreation and Leisure contribution.



- (g) **Transportation, Access, Parking and Loading** – See Section 4B.
- (h) **Noise and Vibration** – See Section 4C.1
- (i) **Storage and Disposal of Solid Waste** – See Section 4C.2
- (j) **Lighting and Welding** – See Section 4C.3.
- (k) **Offensive Odours, Effluent Aerosols and Spray Drift** – See Section 4C.4
- (k) **Screening** – See Section 4C.5
- (m) **Signs** – See Section 4D
- (n) **Natural Environment** – See Section 5
- (o) **Landscape** – See Section 6
- (p) **Cultural and Heritage** – See Section 7
- (q) **Natural Hazards** – See Section 8
- (r) **Hazardous Substances** – See Section 9
- (s) **Financial Contributions** – See Section 11

**19.5.2 Subdivision and Development** – See Section 16.5.2

**19.6 Matters of discretion**

**19.6.1 Restricted Discretionary Activities – general**

Permitted or Controlled Activities which fail to comply with one or more of the activity performance standards set out in Rule 19.5.

Council's discretion is restricted to any adverse environmental effects directly attributable to the particular matter of non-compliance.

**19.6.2 Restricted Discretionary Activity - expansion of post-harvest facilities associated with an increase in throughput of more than two million trays**

In considering a Restricted Discretionary Activity for the expansion to cater for an increase in throughput of more than an additional two million trays, Council's discretion shall be restricted to the following matter:



- (a) The impact on local roads and the State Highway network including any conditions that the New Zealand Transport Agency may request to mitigate against any actual or potential effects on the roading environment.
- (b) The payment of financial contributions.

### 19.6.3 Discretionary and Non-Complying Activities

In considering Discretionary and Non-Complying Activities, Council shall have regard to the following matters:

- (a) Potential for conflict with existing and foreseeable activities in the area. This may include the ability to provide buffer areas within the Post-Harvest Zone boundaries.
- (b) Traffic generation
  - impact on roading
  - access
  - effect on amenity
  - if any structured transportation system is provided
- (c) Scale of the activity including number of people carrying out the activity and hours of operation.
- (d) Proposed signs.
- (e) Visual effect including effect on other properties in the area and the effect on the rural landscape qualities, including the use of landscaping where appropriate.
- (f) The background noise level of the surrounding environment and whether the best practicable option of reducing noise emissions has been utilised by post-harvest facilities when they exceed the relevant noise limits in these Plan rules.