

## DECISION REPORT

### PLAN CHANGE 82 - POST HARVEST ZONE REVIEW OF PROVISIONS

#### INTRODUCTION

Pursuant to Section 10(1) of Schedule 1 of the Resource Management Act 1991, the District Plan Committee makes the following decisions on the provisions of the District Plan First Review and matters raised in submissions and further submissions to Plan Change 82 – Post Harvest Zone Review of Provisions.

The decision is set out as follows:

- Decisions on submissions and further submissions
- Decisions on the provisions of the District Plan First Review

#### DECISIONS ON SUBMISSIONS AND FURTHER SUBMISSIONS

The purpose of this part of the report is to show the decisions made on submissions and further submissions on a topic by topic basis with reasons and Section 32AA Analysis. Decisions are shown as follows; existing District Plan text in black, proposed changes as included in the Section 32 Report in red, and further changes as the result of decisions in blue.

#### TOPIC 1 - THE SIZE AND NUMBER OF POST HARVEST ZONES

##### DECISION

That changes to the District Plan in relation to the size and number of Post Harvest Zones be made as notified and, in addition, the land at 320 Te Matai Road (Lot 3 DPS22783 being 7.8995 ha in area) be included within the adjacent Post Harvest Zone (DMS Pro growers).

The following submissions are therefore:

##### Accepted

Submission	Point Number	Name
13	1	Horticulture New Zealand
21	1	New Zealand Kiwifruit Growers
22	2	DMS Pro growers Ltd

##### Rejected in Part

Submission	Point Number	Name
29	1	Kenneth John Reekie,
30	1	Graeme and Vianne Miller Family Trust

##### Withdrawn

Submission	Point Number	Name
28	1	Juliann Hawkey

31	1	Bevan and Rochelle Reid
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## REASONS / SECTION 32AA ANALYSIS

The Post Harvest Zone extensions proposed and notified through Plan Change 82 received no submissions in opposition.

The additional area that DMS Progrowers Ltd requested through a submission be added to the Post Harvest Zone (Lot 3 DPS22783, 7.8995 ha in area at 320 Te Matai Road) is a practical extension to the zone. Although four further submissions were made to this proposal (three in opposition), two had been withdrawn at the time of the writing of this planning report.

At a meeting held on the 20th February 2020 with further submitters, representatives of DMS Progrowers, and Council planning and engineering staff it was clear that significant relevant matters raised in further submissions related mainly to traffic and transportation issues in the vicinity of the Post Harvest Zone. These have subsequently been addressed by way of a revised Traffic Impact Assessment Report (TIA) that makes recommendations to mitigate traffic effects and concludes that the proposed development on Lot 3 DPS22783 can be readily accommodated within the local transportation environment.

Indications from discussions at the 20<sup>th</sup> February meeting were that subject to agreement over the amended TIA, the further submitters may be satisfied that their concerns had been addressed and may withdraw their submissions prior to the hearing. We note that none of the further submitters have indicated that they wanted to be heard at the hearing. As a result we considered that their concerns have been satisfied.

The following provides a further evaluation of the changes made to Plan Change 82 since the original evaluation report under s32 of the Resource Management Act 1991. The level of detail corresponds to the scale and significance of the changes.

### The inclusion of the proposed submitted-requested DMS Progrowers Ltd expansion to the Te Matai Road Post Harvest Zone

<b>Costs</b>	<ul style="list-style-type: none"> <li>• Development within the requested DMS zone may have adverse noise, visual amenity, and traffic effects on adjacent properties</li> <li>• Adjacent and nearby landowners do not have certainty in knowing when and what development will happen.</li> <li>• There may be unintended consequences, and possible adverse impacts on neighbours may eventuate as a result of the DMS zone expansion proposed.</li> </ul>
<b>Benefits</b>	<ul style="list-style-type: none"> <li>• The change will provide for ongoing and future development of DMS Progrowers Ltd, in a location where extensive investment has already been made.</li> <li>• The proposed zone extension has been notified and all adjoining landowners have had a chance to have input.</li> </ul>
<b>Effectiveness</b>	<ul style="list-style-type: none"> <li>• This option allows continued consolidation of a post harvest operation where significant development has already taken place and is an effective means of providing additional land for growth through a public process providing the opportunity for adjacent and nearby landowners to be involved.</li> </ul>

	<ul style="list-style-type: none"> <li>This option is an effective means of DMS providing for their future growth needs by “piggybacking” on an existing Plan change process.</li> </ul>
<b>Efficiency</b>	<ul style="list-style-type: none"> <li>This option is an efficient means of providing for a practical expansion to this Post Harvest Zone via a current Plan change process.</li> <li>This option is an efficient cost-effective way for DMS to provide for a practical expansion to their Post Harvest Zone via a Plan change process.</li> </ul>
<b>Risks of Acting/ Not Acting if there is uncertain or insufficient information about the subject matter</b>	<ul style="list-style-type: none"> <li>Sufficient information is available.</li> </ul>

## TOPIC 2: DISTRICT PLAN ACTIVITY PERFORMANCE STANDARD RULE 22.4.1(B) – DAYLIGHTING

### DECISION

That the proposed change to District Plan Rule 22.4.1(b) be amended as follows.

#### **(b) Daylighting**

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

Provided that:

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

#### Explanatory Note:

For the purposes of Rule 22.4.1(b) “site” means each individual Post Harvest Zone as an entirety. The daylighting requirement is applicable in relation to each site’s external boundaries with a different zone (e.g. Rural) and not applicable between lot boundaries internal to each site.

The following submissions are therefore:

#### **Accepted in Part**

Submission	Point Number	Name
13	2	Horticulture New Zealand
20	4	NZ Transport Agency
21	3	New Zealand Kiwifruit Growers Inc.

### REASONS / SECTION 32AA ANALYSIS

There is no advantage to be gained, and no environmental effect to be addressed by requiring a written approval from the owner of an adjoining lot where both that lot and the lot where development is occurring are zoned Post Harvest.

Therefore adding an explanatory note to Rule 22.4.1(b) to make it clear that the daylighting rule applies only when a building/structure on a Post Harvest Zoned site is constructed on a “site” that adjoins land which is in a different zone (Rural) will streamline Council processes for any future development within the Post Harvest Zone where more than one lot exists.

The intent of Rule 22.4.1(b) and the most efficient and effective outcome for the zone will be realised by the proposed change.

The following provides a further evaluation of the changes made since the original evaluation report under s32 of the Resource Management Act 1991. The level of detail corresponds to the scale and significance of the changes.

**Amend daylighting rule to confirm that daylighting requirements are not applicable between lot boundaries internal to each post harvest zoned site.**

<b>Costs</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Benefits</b>	<ul style="list-style-type: none"> <li>• Provides certainty to post harvest sector that daylighting requirements are not applicable between lot boundaries internal to each post harvest zone.</li> </ul>
<b>Effectiveness</b>	<ul style="list-style-type: none"> <li>• Effective as it provides the necessary clarification.</li> </ul>
<b>Efficiency</b>	<ul style="list-style-type: none"> <li>• Efficient as the rule will be straight forward to understand and use.</li> </ul>
<b>Risks of Acting/ Not Acting if there is uncertain or insufficient information about the subject matter</b>	<ul style="list-style-type: none"> <li>• Sufficient information is available.</li> </ul>

**TOPIC 3: HEIGHT**

**DECISION**

That changes to the District Plan be made as follows:

**22.3 Activity Lists**

**22.3.3 Restricted Discretionary Activities**

*(e) Buildings/structures over 14m in height to a maximum of 20m in height.*

**22.3.4 Discretionary Activities**

*(c) Buildings/structures over 20m in height.*

**22.4 Activity Performance Standards**

**22.4.1 General**

***(a) Height of buildings/structures***

Maximum: ~~12m~~ 14m excluding frost protection fans which shall be a maximum of 15m inclusive of blades.

Except that:

For Lot 4 DP 376727 Te Puna the maximum shall be 9m.

## 22.5 Matters of Discretion

### 22.5.1 Restricted Discretionary Activities

~~(e) With respect to Rule 22.3.3(e), Council's discretion shall be restricted to relevant objectives and policies, and to the following matters:~~

~~(f) The impact on the visual amenity of the existing environment.~~

~~This shall require an assessment of the actual and/or potential effects of the building/structure that is appropriate to the scale and effect of the proposal and which addresses the following:~~

- ~~- The actual and/or potential loss of visual amenity when viewed from any existing or consented dwelling that is located on a title outside of the Post Harvest Zone and in different ownership to the post harvest zone operator;~~
- ~~- The actual and/or potential loss of visual amenity for any title that is located outside of the Post Harvest Zone and in different ownership to the post harvest zone operator;~~
- ~~- The ability of any actual and/or potential adverse effects to be avoided, remedied or mitigated via measures such as the colour of the building/structure, and/or vegetative or other screening.~~

~~(i) Effects on the visual amenity of land located outside of the Post Harvest Zone.~~

~~(ii) Whether adverse visual effects can be avoided, remedied or mitigated via measures such as the colour of the building/structure, and/or vegetative or other screening.~~

~~(iii) Restrictions on advertising or similar publicity and/or promotional material on the walls of the building/structure to reduce the potential for adverse visual amenity effects.~~

The following submissions are therefore:

#### Accepted

Submission	Point Number	Name
19	1	Federated Farmers Of New Zealand (Inc.)
20	3	NZ Transport Agency
13	4	Horticulture New Zealand
1	2	Daniel Kinnoch

## Accepted in Part

Submission	Point Number	Name
11	2	Te Puke Economic Development Group
13	5	Horticulture New Zealand

## Rejected

Submission	Point Number	Name
21	5	New Zealand Kiwifruit Growers
1	24	Daniel Kinnoch
FS33	2	Horticulture New Zealand
13	3	Horticulture New Zealand
21	4	New Zealand Kiwifruit Growers
FS33	3	Horticulture New Zealand

## REASONS / SECTION 32AA ANALYSIS

The Post Harvest Zone surrounding environments are generally rural in nature, even if the post harvest operations are essentially industrial activities. Because of their environment, the expectation is that post harvest buildings are of a lower scale than would be expected within an Industrial Zone.

There may however be site-specific situations where an increase in height to beyond the permitted threshold could be absorbed by the surrounding environment. These may include measures that can be applied to mitigate the visual impact of additional height on the specific site, and/or that adjacent and nearby landowners are accepting of the additional height.

The selected option therefore allows more flexibility over the current 12m height. Applying for additional height through a resource consent application ensures that the amenity of the surrounding environment has the greatest chance of being safeguarded. The specific Matters of Discretion will ensure that adverse effects on rural amenity can be reduced or mitigated via, for example, control of advertising on large blank walls, colour of buildings and/or screening.

Increasing height to 14m as a Permitted Activity gives post harvest operators in the Post Harvest Zone flexibility beyond the current 12m maximum permitted height standard and allows the installation of automated racking systems to 4 pallets high.

There were no submissions opposing an increase in height to 14m, although one submitter suggested that to achieve consistency with Plan Change 87 – Frost Protection Fans, the maximum permitted height for all buildings and structures in Post Harvest Zones could be increased to 15m (and this was supported by a further submitter). That frost fans are provided for to a height of 15m is due to their actual height and their technical and operational requirements. The adverse visual effect of a frost fan is likely to be significantly different and less than that of a 15m high coolstore building. The selected option, to increase the permitted height of buildings and structures in the Post Harvest Zone to 14m, will achieve the best outcome for the zone, and for the surrounding rural environment.

However, the submitter's concern is acknowledged in that the decisions on height limit within the Post Harvest Zone (14m) and the specific height limit of frost fans within the same zone (15m) may appear to be conflicting. Therefore, this decision shows how Rule 22.4.1 (a) would appear in the District Plan once the decisions from each Plan Change are combined together. This shows that the height limit for all buildings/structures is 14m except for frost fans which can go higher to 15m.

Changes to the as-notified Matters of Discretion to make the rule simpler, shorter and clearer will reduce potential reader confusion. The intent and direction in the Matters of Discretion remain consistent.

The following provides a further evaluation of the changes made since the original evaluation report under s32 of the Resource Management Act 1991. The level of detail corresponds to the scale and significance of the changes.

### Clarifying amendments to the matters of discretion

<b>Costs</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Benefits</b>	<ul style="list-style-type: none"> <li>• Simplifying the Matters of Discretion as suggested in submissions will reduce the potential for confusion.</li> </ul>
<b>Effectiveness</b>	<ul style="list-style-type: none"> <li>• Specific Matters of Discretion in relation to height over 14m give some certainty to the industry and provide some flexibility for new coolstore builds over the current maximum permitted height. These provisions also provide guidance to the Council when considering applications for heights over 14m and are effective in ensuring that amenity matters are considered.</li> </ul>
<b>Efficiency</b>	<ul style="list-style-type: none"> <li>• The specific Matters of Discretion in relation to height over 14m have been developed to give some certainty to the industry, and guidance to the Council in relation to rural amenity considerations.</li> </ul>
<b>Risks of Acting/ Not Acting if there is uncertain or insufficient information about the subject matter</b>	<ul style="list-style-type: none"> <li>• Sufficient information is available.</li> </ul>

## TOPIC 4: MATTERS OF DISCRETION - RESTRICTED DISCRETIONARY ACTIVITIES - NZTA APPROVAL RULE 22.5.1(C)

### DECISION

That a change to District Plan Rule 22.5.1(c) be made as follows.

- (c) *For the purposes of an application under either Rule 22.3.3(a) or 22.3.3(b), the following shall apply in respect of notification:*
- (i) *Where the prior written approval of the New Zealand Transport Agency has been obtained, neither public nor limited notification of the application shall be required.*
- (ii) *Where the prior written approval of the New Zealand Transport Agency has not been obtained, only limited notification of the application shall be required, such notification to be limited to the New Zealand Transport Agency.*

*Except that:*

*This shall not apply to those Post Harvest Zoned sites that access Te Puke Highway via a side road.*

Except that:

This rule does not apply to post harvest facilities on the following five sites:

- Collins Lane - Lots 1 and 2 DPS 40302 and Lots 1 and 2 DP 516960.
- No 1 Road - Lots 1 and 2 DPS 45890, Lot 2 DPS 71406, Part Section 11 Block VI Maketu SD, Lot 1 DPS 71406, Lot 1 DPS 8197, Part Lot 1 DPS 2815 and Part Lot 2 DPS 86822.
- Te Matai Road - Lot 1 DPS 41366, Lot 3 DPS 29565, Lots 1 and 2 DP 354272.
- Te Matai Road – Lot 3 DP 392756, Lot 1 DP 392756 and Part Lot 3 DPS 22783.
- Rangiuru Road - Lots 1 and 2 DPS 81042, Lot 2 DPS 65874, and Lots 1 and 2 DPS 70231.

The following submissions are therefore:

**Accepted**

Submission	Point Number	Name
13	6	Horticulture New Zealand
20	1	NZ Transport Agency
20	2	NZ Transport Agency

**Accepted in Part**

Submission	Point Number	Name
11	3	Te Puke Economic Development Group
21	6	New Zealand Kiwifruit Growers Inc.

**Rejected**

Submission	Point Number	Name
1	1	Daniel Kinnoch

**REASONS / SECTION 32AA ANALYSIS**

Five Post Harvest Zoned sites in and around Te Puke gain access to Te Puke Highway via side roads. Te Puke Highway was previously a State Highway under the control of NZTA but is now managed by WBOPDC. To enable efficient administration of this section of the District Plan, it is necessary to reword Rule 22.5.1(c) to exempt those sites which no longer have close access to State Highway 2 from having to seek the written approval from NZTA for an increase in throughput of the consented horticultural crop, or the use of the post harvest facility for the grading and storage of horticultural crops other than kiwifruit and avocados.

The submission point that related to the existing provisions in the rule referencing limited notification being *ultra vires* is outside of the scope of Plan Change 82.

In relation to the clarity of Rule 22.5.1(c), the wording of the exception clause has been considered and a variation to the notified wording is considered to result in a clearer and unambiguous statement.

The following provides a further evaluation of the changes made to Plan Change 85 since the original evaluation report under s32 of the Resource Management Act 1991. The level of detail corresponds to the scale and significance of the changes.



**Re-wording of the exception statement to Rule 22.5.1(c) to achieve clarity by simply listing the Post Harvest Zoned sites that the rule does not apply to as follows:**

<b>Costs</b>	<ul style="list-style-type: none"> <li>No disadvantages to this option.</li> </ul>
<b>Benefits</b>	<ul style="list-style-type: none"> <li>Amending the rule will eliminate unnecessary consultation and engagement with NZTA (who no longer control Te Puke Highway as a State Highway) for some <i>post harvest facilities</i> within Post Harvest Zones.</li> <li>Simplifying the statement will provide clarity as it is obvious which Post Harvest Zoned sites are excluded from the rule.</li> </ul>
<b>Effectiveness</b>	<ul style="list-style-type: none"> <li>Effective in reducing unnecessary complexity, confusion, and consultation/engagement.</li> </ul>
<b>Efficiency</b>	<ul style="list-style-type: none"> <li>This option is efficient in reducing unnecessary complexity and therefore cost. The rule will be clear that for applications under Rule 22.3.3(a) or 22.3.3(b), when specifically identified Post Harvest Zoned sites have access and egress to Te Puke Highway via a side road, that the written approval from NZTA need not be sought. There will be no confusion as to which Post Harvest Zoned sites are affected.</li> </ul>
<b>Risks of Acting/ Not Acting if there is uncertain or insufficient information about the subject matter</b>	<ul style="list-style-type: none"> <li>Sufficient information is available.</li> </ul>

**TOPIC 5: EDIT OF RULE 22.3.1(D) SEASONAL WORKER EXCLUSION AND DELETION OF RULES 22.3.3(E) AND 22.5.1(E)**

**DECISION**

That the proposed change to District Plan Rule 22.3.1(d) and deletion of Rules 22.3.3(e) and 22.5.1(e) be adopted as notified.

The following submissions are therefore:

**Accepted**

Submission	Point Number	Name
13	7	Horticulture New Zealand
13	9	Horticulture New Zealand

**REASONS**

There are no disadvantages to making the changes to the Plan as proposed. Amending the rule will eliminate unnecessary confusion and the change will be effective in reducing unnecessary complexity. "Lots 1 and 2 DPS 35211, Rangiuuru" are no longer in the Post Harvest Zone and therefore seasonal worker accommodation for 75 people on these lots should no longer be listed as a restricted discretionary activity with associated matters of discretion.

## TOPIC 6: MISCELLANEOUS

### DECISION

That an advice note be added after Rule 22.4.1(d) Activity Performance Standards - Site Coverage to read as follows.

#### Advice Note:

Any expansion or intensification of Horticultural Post Harvest facilities may require Regional Council resource consent for onsite wastewater treatment and disposal and may also require stormwater discharge consent for an increase in impermeable surface coverage.

The following submissions are therefore:

#### Accepted

Submission	Point Number	Name
22	1	DMS Progrowers Ltd
17	1	Bay of Plenty Regional Council
17	2	Bay of Plenty Regional Council

#### Accepted in Part

Submission	Point Number	Name
3	1	Yeabsley, Adam
FS36	1	NZ Transport Agency
FS36	2	NZ Transport Agency

#### Rejected

Submission	Point Number	Name
11	1	Te Puke Economic Development Group
21	2	New Zealand Kiwifruit Growers

## REASONS / SECTION 32AA ANALYSIS

The addition of an advice note as suggested by the Bay of Plenty Regional Council will ensure managers of horticultural post harvest facilities are made aware that Regional Council resource consents may be required for wastewater treatment and disposal, and may also be required for stormwater in relation to increases in large impermeable surface areas.

The following provides a further evaluation of the changes made to Plan Change 85 since the original evaluation report under s32 of the Resource Management Act 1991. The level of detail corresponds to the scale and significance of the changes.

#### **Addition of an advice note after Rule 22.4.1(d) Activity Performance Standards - Site Coverage**

<b>Costs</b>	<ul style="list-style-type: none"><li>▪ No disadvantages or costs to this option.</li></ul>
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<b>Benefits</b>	<ul style="list-style-type: none"> <li>An advice note would be a non-statutory method of providing helpful information to post harvest operators considering expansion of activities on-site.</li> </ul>
<b>Effectiveness</b>	<ul style="list-style-type: none"> <li>An advice note as suggested would be an effective way to remind operators, when considering expansion in the Post Harvest Zone, that there are also regional consents to consider.</li> </ul>
<b>Efficiency</b>	<ul style="list-style-type: none"> <li>An advice note would be an efficient and no-cost method of providing useful information to horticultural post harvest operators.</li> </ul>
<b>Risks of Acting/ Not Acting if there is uncertain or insufficient information about the subject matter</b>	<ul style="list-style-type: none"> <li>Sufficient information is available.</li> </ul>

## DECISIONS ON THE PROVISIONS OF THE DISTRICT PLAN FIRST REVIEW

The purpose of this part of the report is to show the decisions to change the provisions of the District Plan First Review.

Decisions are shown as follows; existing District Plan text in black and decisions in red.

### Planning Maps

Amend the Planning Maps to reflect additions to the Post Harvest Zones as notified. In addition, re-zone to Post Harvest Zone 320 Te Matai Road (Lot 3 DPS22783 being 7.8995 ha in area). These are shown in Attachment 1.

### Section 22 – Post Harvest

Amend Activity Performance Standard Rule 22.4.1(b) Daylighting as follows:

#### (b) Daylighting

No part of any *building/structure* shall exceed a *height* equal to 2m above *ground level* at all boundaries and an angle of 45° 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/structure* may exceed the aforementioned *height* where the written approval of the owner of the immediately adjoining property to a specified greater *height* is obtained.

Explanatory Note:

For the purposes of Rule 22.4.1(b) “site” means each individual Post Harvest Zone as an entirety. The daylighting requirement is applicable in relation to each site’s external boundaries with a different zone (e.g. Rural) and not applicable between lot boundaries internal to each site.

Amend rules as follows:

### **22.3.3 Restricted Discretionary Activities**

(e) Buildings/structures over 14m in height to a maximum of 20m in height.

### **22.3.4 Discretionary Activities**

(c) Buildings/structures over 20m in height.

### **22.4.1 Activity Performance Standards - General**

#### **(a) Height of buildings/structures**

Maximum: ~~12m~~ 14m excluding frost protection fans which shall be a maximum of 15m inclusive of blades.

Except that:

For Lot 4 DP 376727 Te Puna the maximum shall be 9m

### **22.5 Matters of Discretion**

#### **22.5.1 Restricted Discretionary Activities**

(e) With respect to Rule 22.3.3(e), Council's discretion shall be restricted to relevant objectives and policies, and to the following matters:

(i) Effects on the visual amenity of land located outside of the Post Harvest Zone.

(ii) Whether adverse visual effects can be avoided, remedied or mitigated via measures such as the colour of the building/structure, and/or vegetative or other screening.

(iii) Restrictions on advertising or similar publicity and/or promotional material on the walls of the building/structure to reduce the potential for adverse visual amenity effects.

Amend District Plan Rule 22.5.1(c) as follows.

- (c) For the purposes of an application under either Rule 22.3.3(a) or 22.3.3(b), the following shall apply in respect of notification:
- (i) Where the prior written approval of the New Zealand Transport Agency has been obtained, neither public nor limited notification of the application shall be required.
- (ii) Where the prior written approval of the New Zealand Transport Agency has not been obtained, only limited notification of the application shall be required, such notification to be limited to the New Zealand Transport Agency.

Except that:

This rule does not apply to post harvest facilities on the following five sites:

- Collins Lane - Lots 1 and 2 DPS 40302 and Lots 1 and 2 DP 516960.
- No 1 Road - Lots 1 and 2 DPS 45890, Lot 2 DPS 71406, Part Section 11 Block VI Maketu SD, Lot 1 DPS 71406, Lot 1 DPS 8197, Part Lot 1 DPS 2815 and Part Lot 2 DPS 86822.
- Te Matai Road - Lot 1 DPS 41366, Lot 3 DPS 29565, Lots 1 and 2 DP 354272.

- Te Matai Road – Lot 3 DP 392756, Lot 1 DP 392756 and Part Lot 3 DPS 22783.
- Rangiuru Road - Lots 1 and 2 DPS 81042, Lot 2 DPS 65874, and Lots 1 and 2 DPS 70231.

Amend Rule 22.3.1(d) Seasonal Worker Exclusion and Delete Rules 22.3.3(e) and 22.5.1(e) as follows:

**Rule 22.3.1 Activity Lists - Permitted Activities**

- (d) *Seasonal worker accommodation* for a maximum of 75 persons associated with the post harvest and/or kiwifruit or avocado orchard operations. This rule does not apply to Lot 3 DP 392756, Te Matai Road, ~~Lots 1 and 2 DPS 35211, Rangiuru, and~~ Lot 1 DPS 89976, Lot 2 and 4 DP 376727, Te Puna and Lots 4 and 5 DPS 18004, Kauri Point Road.

**Rule 22.3.3 Activity Lists - Restricted Discretionary Activities**

- ~~(e) For Lots 1 and 2 DPS 35211, Rangiuru, seasonal worker accommodation for a maximum of 75 persons associated with the post harvest and/or kiwifruit or avocado orchard operations.~~

**Rule 22.5.1 Matters of Discretion - Restricted Discretionary Activities**

- ~~(e) With respect to 22.3.3(e) Council will limit its discretion to:
 
  - ~~(i) Matters listed in 22.4.1(e);~~
  - ~~(ii) The impact of the activity on the safe and efficient operation of the Maketu Road/Te Puke Highway intersection (and its immediate environs).~~~~

Amend Activity Performance Standards - Site Coverage Rule 22.4.1(d) as follows:

**(d) Site coverage**

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

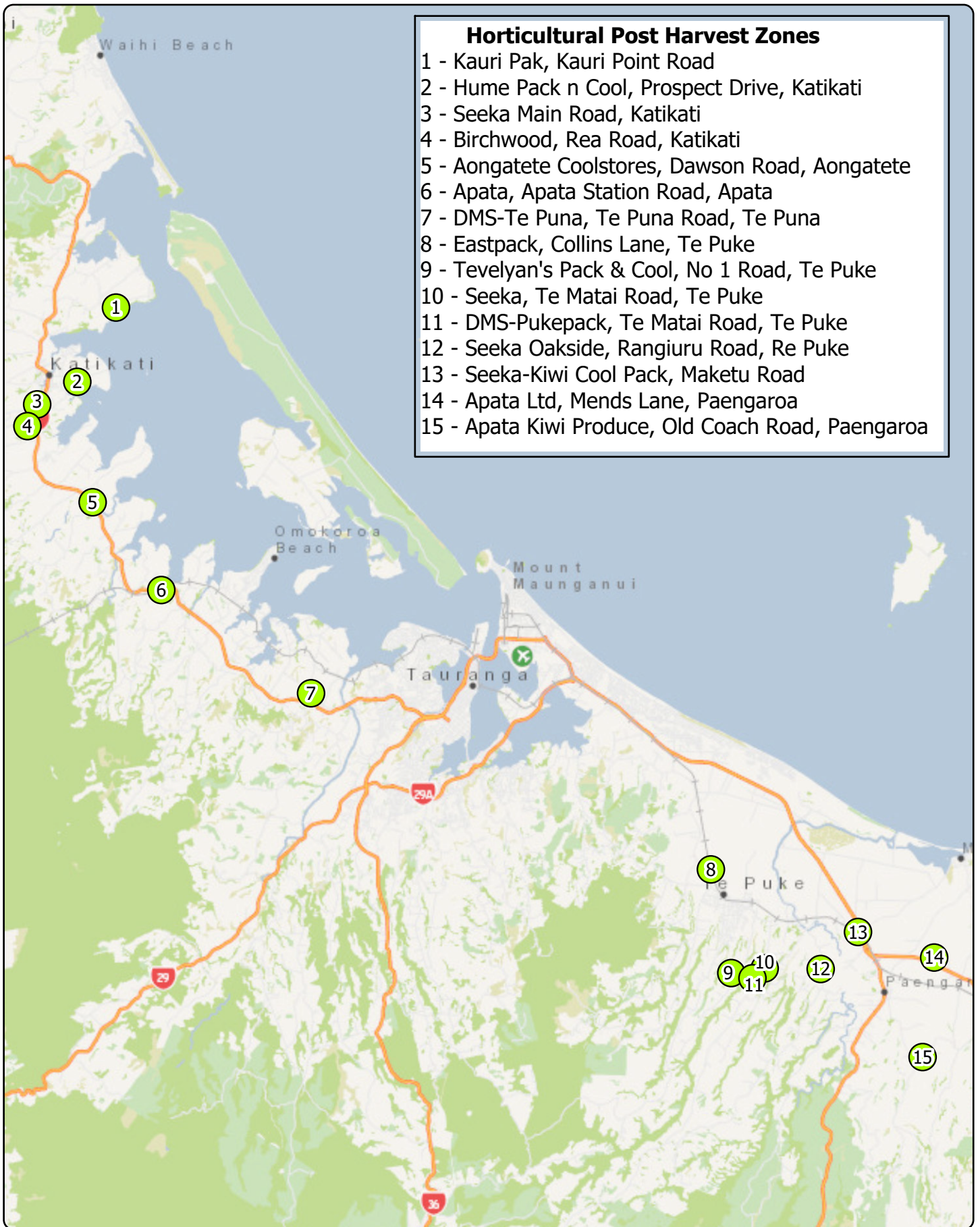
Advice Note:

Any expansion or intensification of Horticultural Post Harvest facilities will require Regional Council resource consent for onsite wastewater treatment and disposal and may also require stormwater discharge consent for an increase in impermeable surface coverage.



### Horticultural Post Harvest Zones

- 1 - Kauri Pak, Kauri Point Road
- 2 - Hume Pack n Cool, Prospect Drive, Katikati
- 3 - Seeka Main Road, Katikati
- 4 - Birchwood, Rea Road, Katikati
- 5 - Aongatete Coolstores, Dawson Road, Aongatete
- 6 - Apata, Apata Station Road, Apata
- 7 - DMS-Te Puna, Te Puna Road, Te Puna
- 8 - Eastpack, Collins Lane, Te Puke
- 9 - Tevelyan's Pack & Cool, No 1 Road, Te Puke
- 10 - Seeka, Te Matai Road, Te Puke
- 11 - DMS-Pukepack, Te Matai Road, Te Puke
- 12 - Seeka Oakside, Rangiuuru Road, Re Puke
- 13 - Seeka-Kiwi Cool Pack, Maketu Road
- 14 - Apata Ltd, Mends Lane, Paengaroa
- 15 - Apata Kiwi Produce, Old Coach Road, Paengaroa



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Email: [gis@westernbay.govt.nz](mailto:gis@westernbay.govt.nz)  
 Date: 10/9/2018  
 Operator: mlb  
 Map: E:\Shape\MLB\2018\Projects\Horticultural Post Harvest Zones Location Map.aprx

Scale A4 -1:260,000

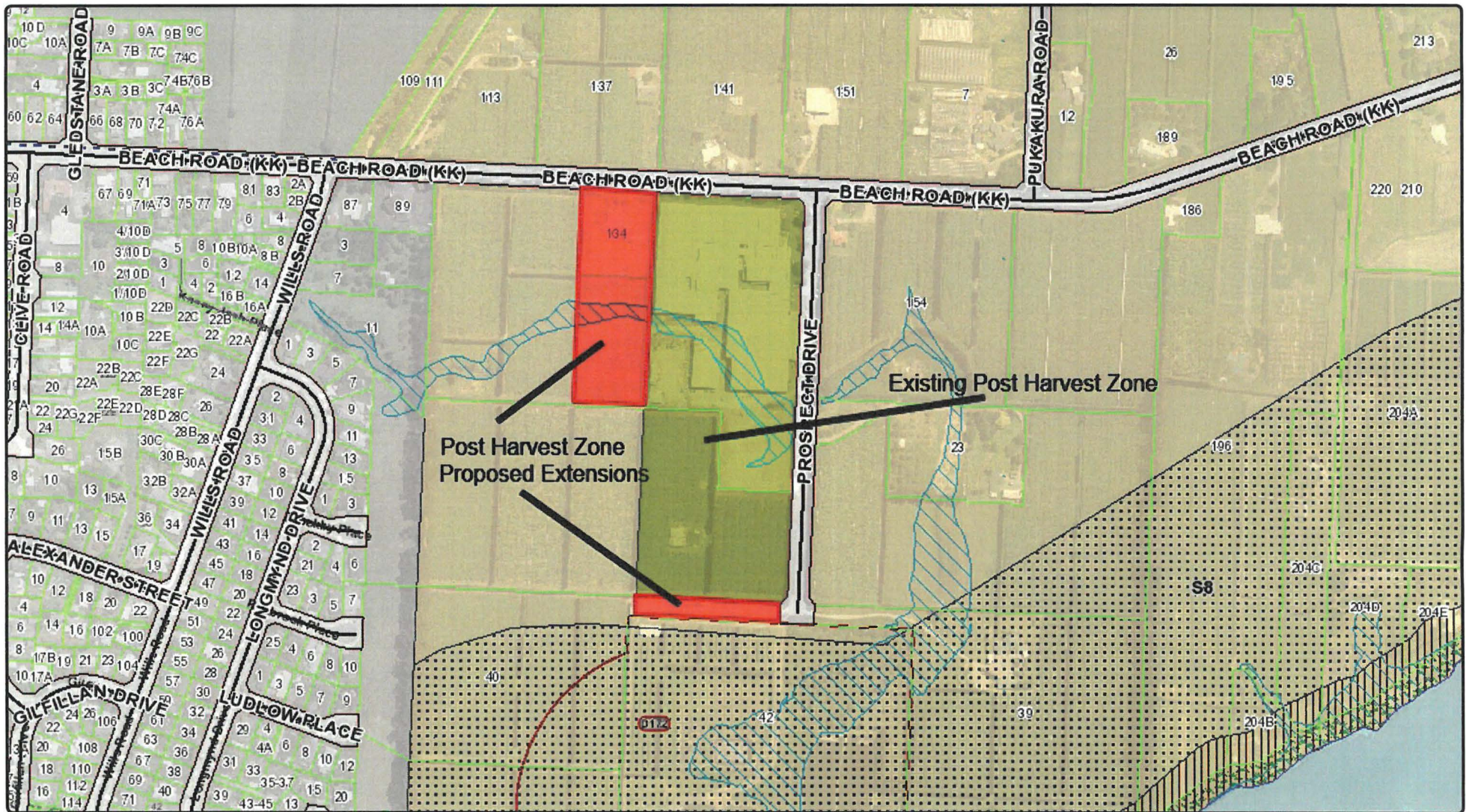


**Western Bay of Plenty  
 District Council**

## HORTICULTURAL POST HARVEST ZONES LOCATION MAP





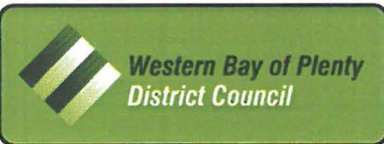


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 Location of services is indicative only. Council accepts no liability for any error.  
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Date: 08/07/2019

Operator:  
 A4 Scale 1: 5,000

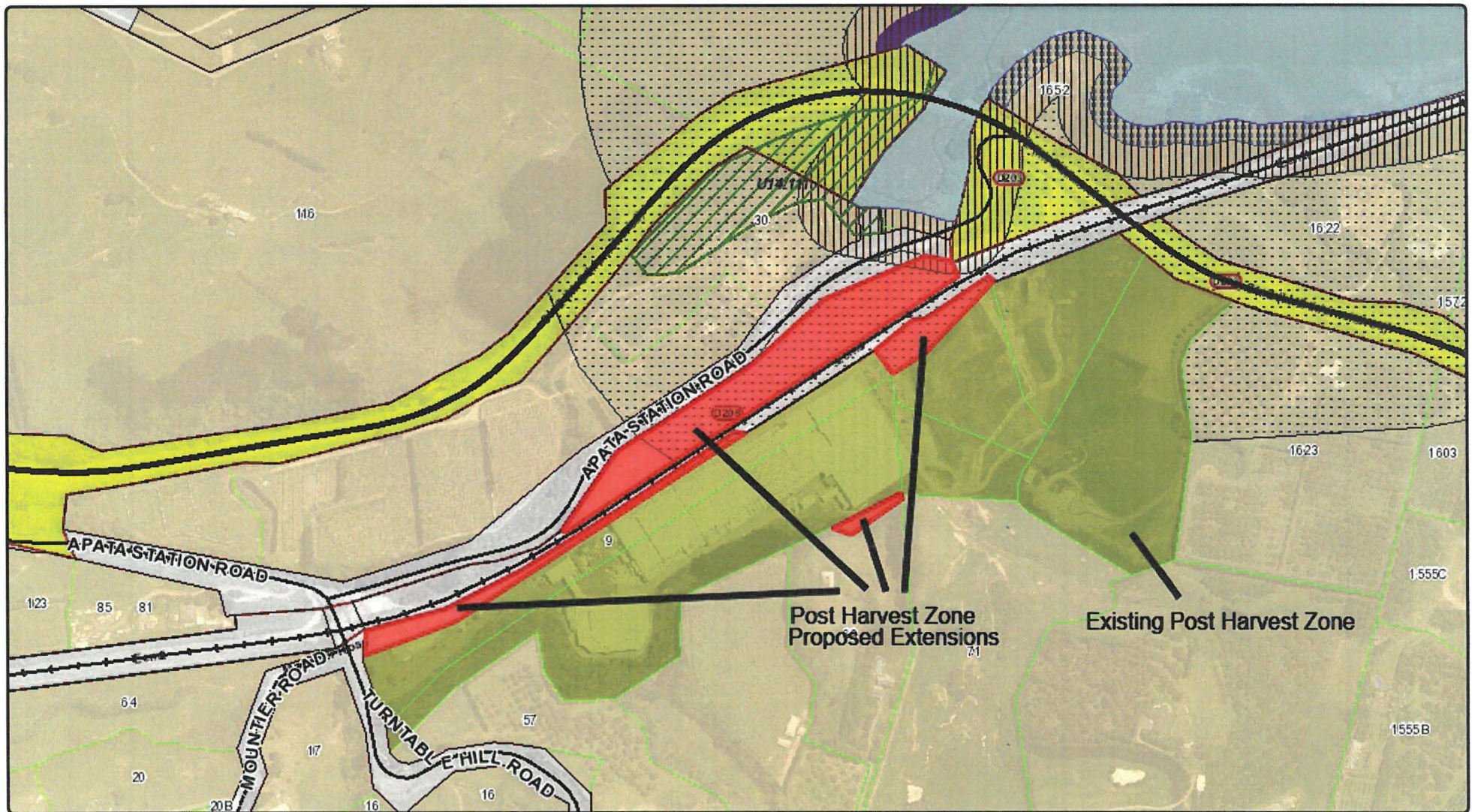
0 250 Meters



Hume Pack-N-Cool Ltd  
 Prospect Drive, Katikati  
 Proposed Post Harvest Zone Extensions



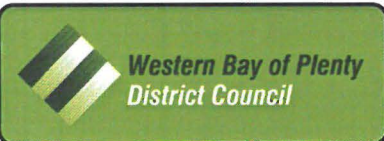




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 Location of services is indicative only. Council accepts no liability for any error.  
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Date: 08/07/2019  
 Operator:  
 A4 Scale 1: 5,000

0 250 Meters



Apata Group Ltd  
 Turntable Road, Katikati  
 Proposed Post Harvest Zone Extensions







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 Location of services is indicative only. Council accepts no liability for any error.  
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Date: 08/07/2019

Operator:

A4 Scale 1: 5,000

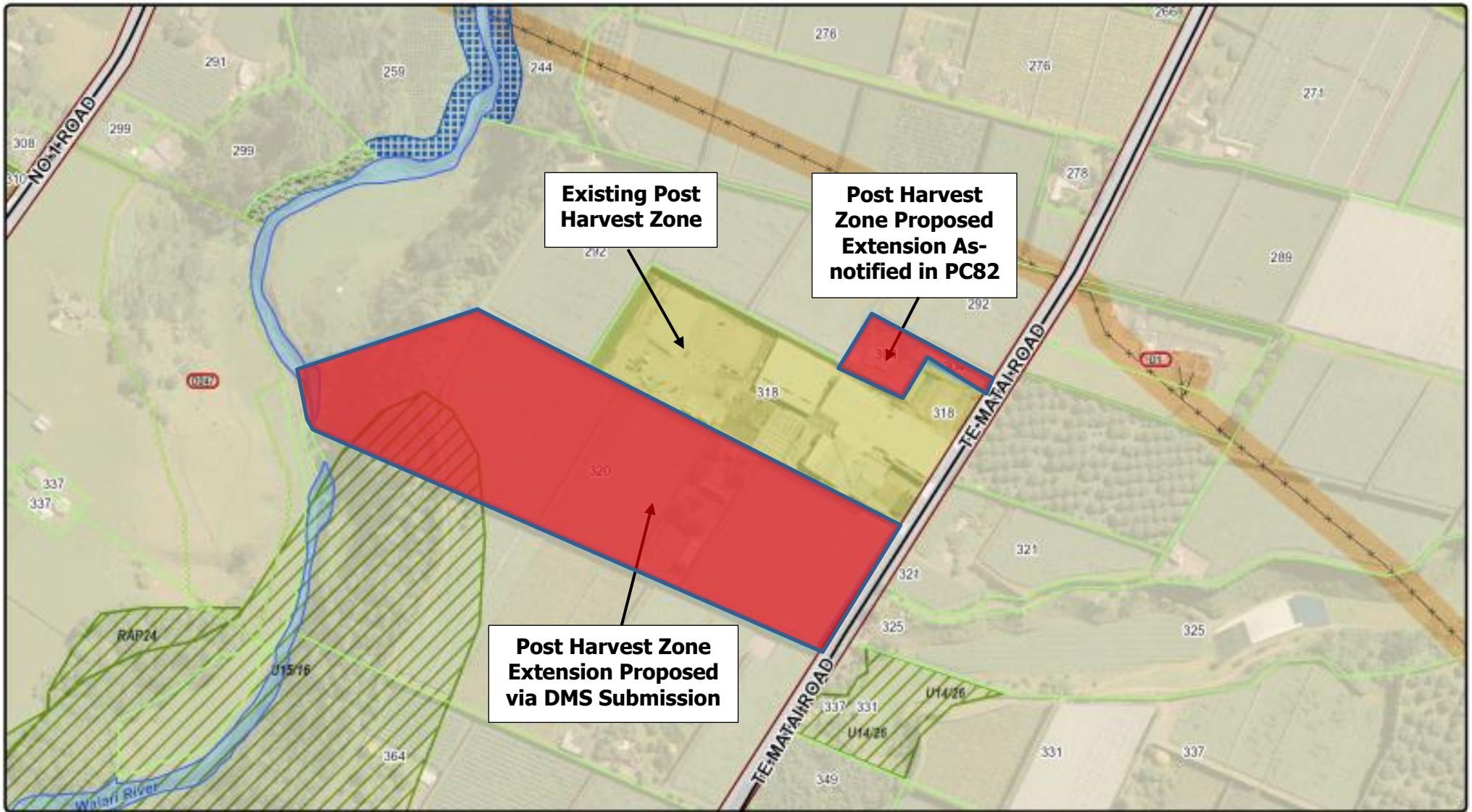
0 250 Meters



Trevelyan's  
 No. 1 Road, Te Puke  
 Proposed Post Harvest Zone Extensions







**Existing Post Harvest Zone**

**Post Harvest Zone Proposed Extension As-notified in PC82**

**Post Harvest Zone Extension Proposed via DMS Submission**

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 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Date: 11/05/2020  
 Operator: Geocortex  
 A4 Scale 1: 5,000  
 0 250 Meters



**DMS Pukepack**  
**Te Matai Road, Te Puke**  
**Proposed Post Harvest Zone Extensions**







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 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Date: 08/07/2019  
 Operator:  
 A4 Scale 1: 5,000

0 250 Meters

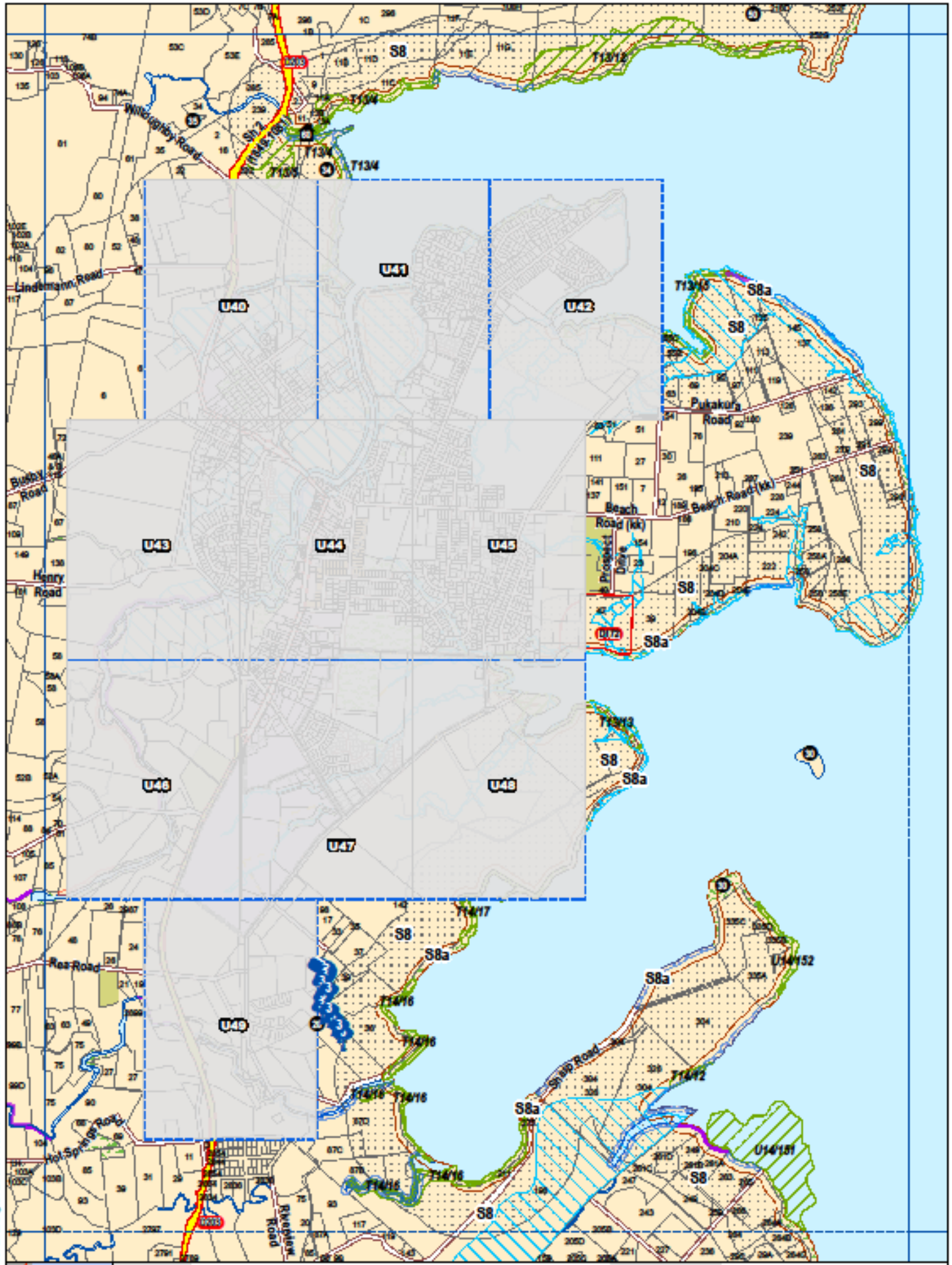


Apata Group Ltd  
 Mends Lane, Te Puke  
 Proposed Post Harvest Zone Extensions





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# D03 Rural Series

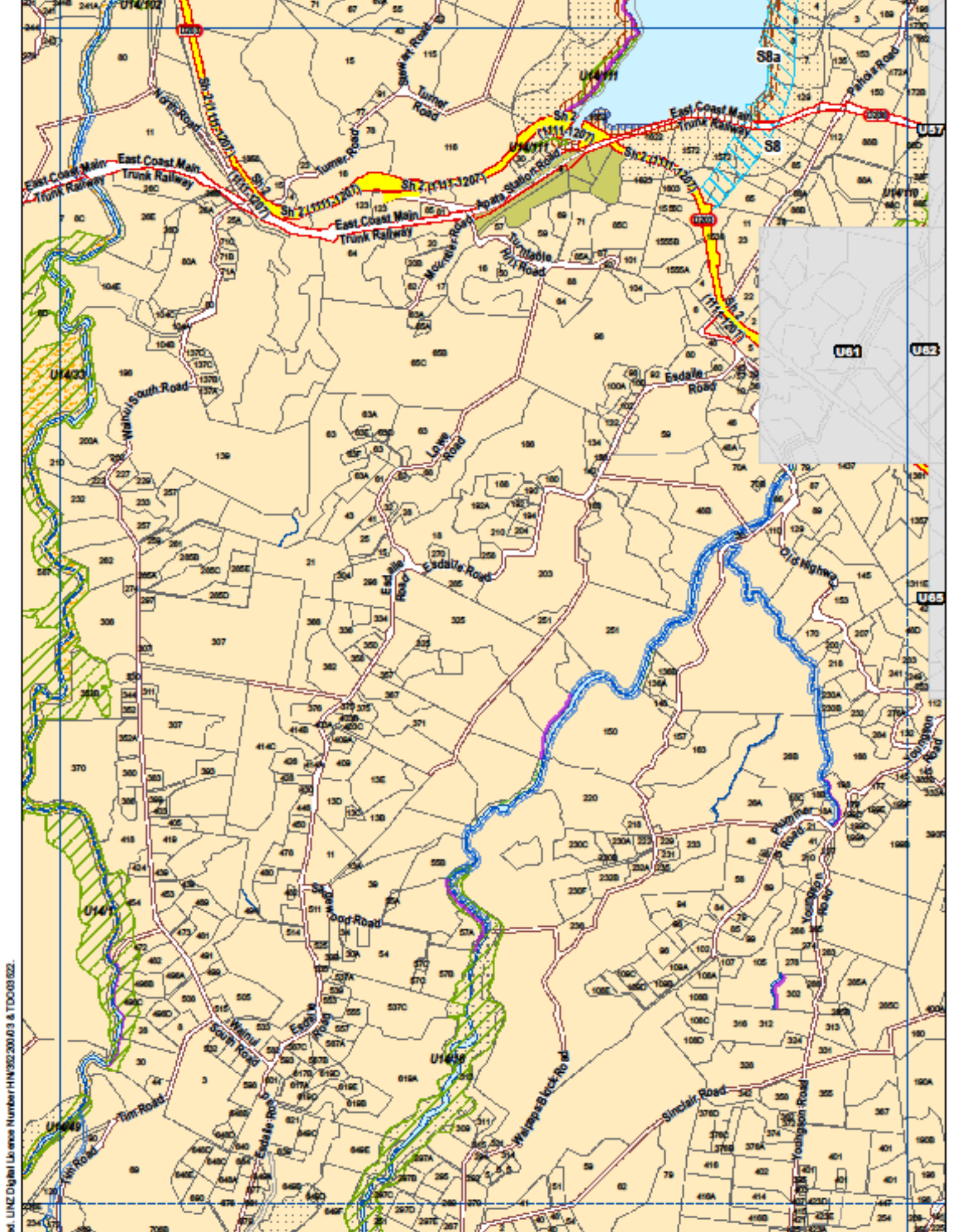


Scale 1:25000 (A4)

C02	C03	C04
D02	<b>D03</b>	D04
E02	E03	E04



Plan Change 82



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# F04 Rural Series



E03	E04	E05
F03	<b>F04</b>	F05
G03	G04	G05



Plan Change 82



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# I10 Rural Series



Scale 1:25000 (A4)

109	110	111
108	<b>110</b>	111
107	110	111

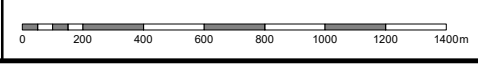


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# I11 Rural Series



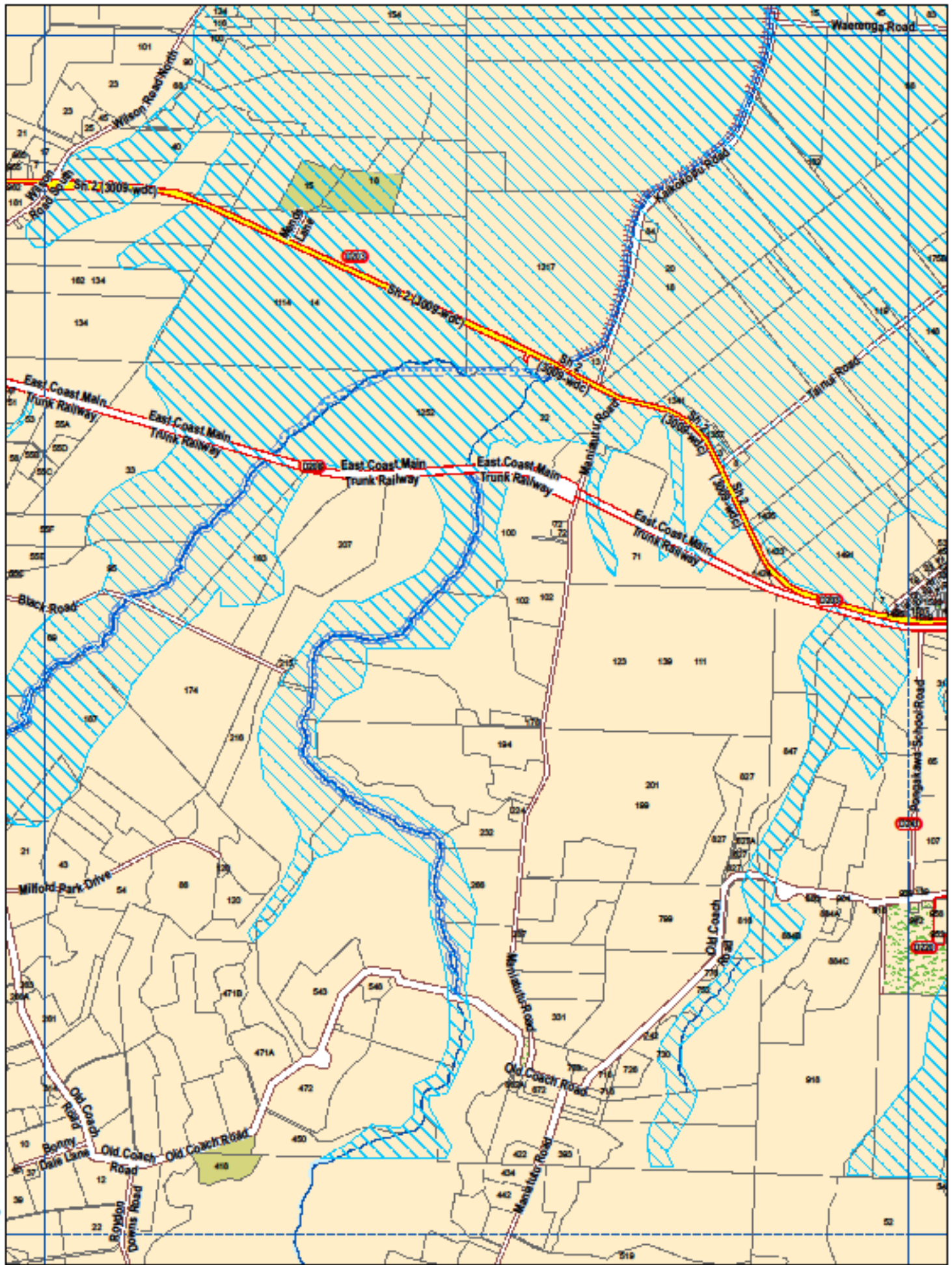
Scale 1:25000 (A4)

H10	H11	H12
I10	I11	I12
J10	J11	J12

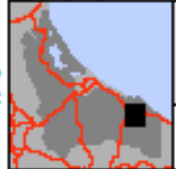


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# I13 Rural Series

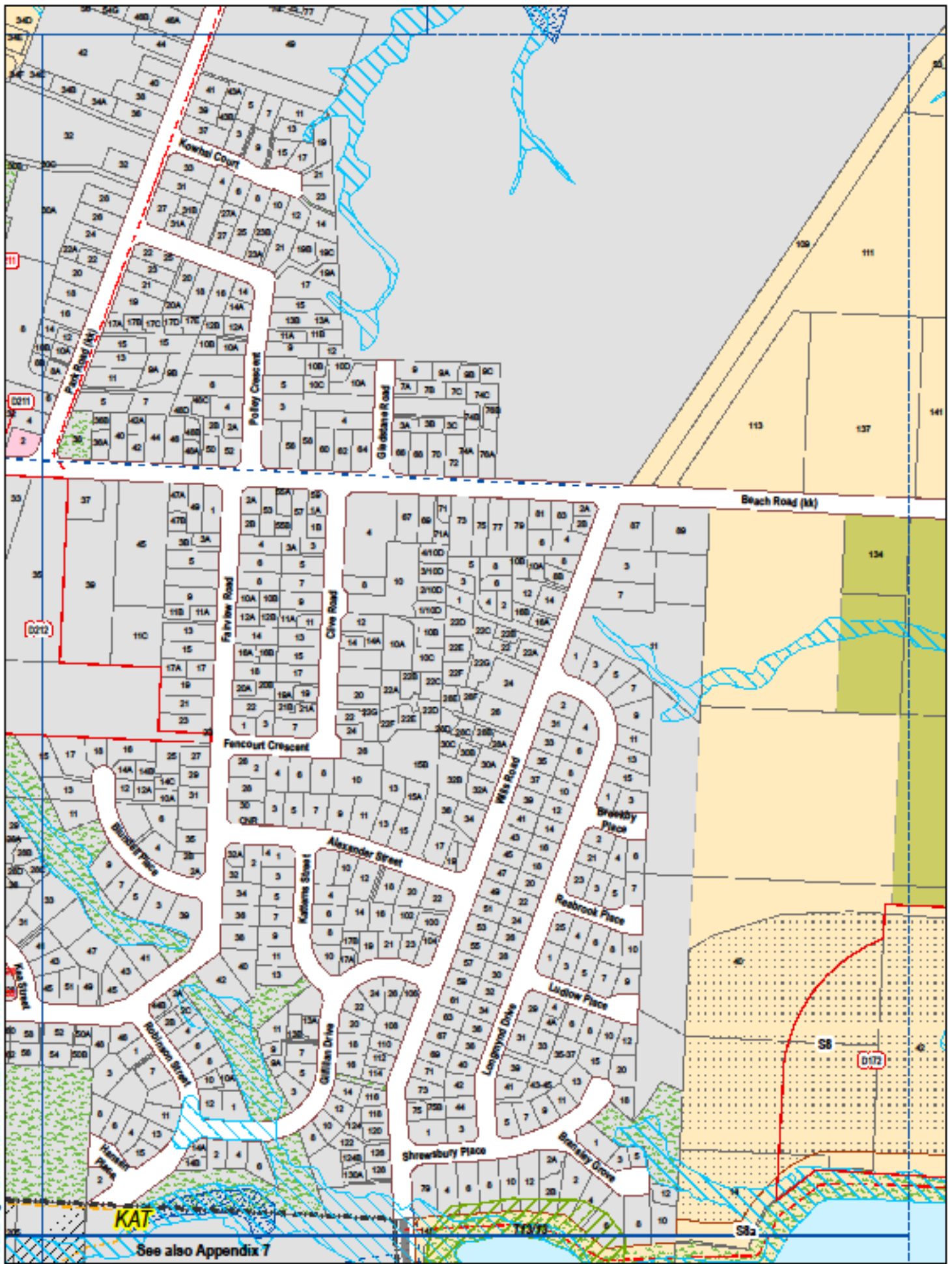
I12	I13	I14
I12	I13	I14
J12	J13	J14



Scale 1:25000 (A4)

Plan Change 82





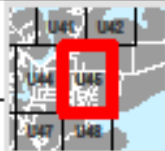
**U45**

**Katikati**



0 50 100 150 200 250m

Scale 1:5000 (A4)



Western Bay of Plenty  
District Council

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