

5 May 2022

Porirua City Council
PO Box 50218
PORIRUA 5240

Attention : Hearings Panel Proposed Porirua District Plan

By Email: Ash.Morton-Adair@porirua.govt.nz; dpreview@porirua.govt.nz

Dear Commissioners

RE: Submitter 179 Rural Contractors New Zealand Incorporated - Proposed Porirua District Plan - Hearing Stream 5 (General Rural Zone)

Rural Contractors New Zealand Incorporated (“RCNZ”) lodged submissions in relation to Hearing Stream 5 (General Rural Zone) for the Proposed Porirua District Plan (“Proposed District Plan”). RCNZ wishes to table support for the relevant Section 42A Report recommendations in relation to all their submissions on this topic and will not be filing any evidence.

The relevant RCNZ submission points are **179.1, 179.2 & 179.3**. As acknowledged in the Section 42A report, the RCNZ submission noted that the definition of “*rural industry*” would include a rural contractor depot. As a result, a restricted discretionary activity resource consent would be required for a rural contractor depot in the General Rural Zone under Rule GRUZ-R18 regardless of scale and associated environmental effects. In many cases, small-scale rural contractor depots are established as a logical business extension of an existing farming operation for seasonal work. Accordingly, RCNZ sought a new rule in the General Rural Zone permitting small-scale rural contractor depots (with a consequential amendment to Rule GRUZ-R18) consistent with the approach taken in other District Plans. To enable this to happen, RCNZ sought:

1. The introduction of the following new definition for “*rural contractor depot*” (submission 179.1):

The land and buildings used for the purposes of storing or maintaining machinery, equipment and associated goods and supplies associated with a rural contracting business that directly supports, services or is dependent on primary production.

2. The introduction of the following new permitted activity rule for the General Rural Zone (submission 179.2):

GRUZ-R15A Rural contractor depot

1. Activity status: Permitted

Where:

- a. The maximum number of staff is five (other than persons living on the site)
 - b. The rural contractor depot (including associated vehicle access, parking and manoeuvring areas) is located at least 50m from an existing noise-sensitive activity or place of worship on a site under separate ownership.
2. Activity status: Restricted discretionary

Where:

- a. Compliance is not achieved with GRUZ-R15A.a or GRUZ-R15A.b.

Matters of discretion are restricted to:

1. The matters in [GRUZ-P4](#).

3. Amendment to the Rural Industry rule (GRUZ-R18) so that it excludes rural contractor depots as follows (submission 179.3):

GRUZ-R18 Rural industry, excluding a rural contractor depot

1. Activity status: Restricted discretionary

Matters of discretion are restricted to:

1. The matters in [GRUZ-P4](#).

Section 3.11 of the Section 42A Report addresses RCNZ's submission and recommends accepting the submission points for the following reasons:

I consider that the activity as defined by the submitter would be appropriate as a permitted activity subject to a threshold for on-site staff.

The activity is consistent with the role and function of the GRUZ and aligns with GRUZ-O1: "The General Rural Zone is used primarily for primary production, activities that support primary production, and other activities that require a rural location."

The range of effects for the activity as defined by the submitter is less than other rural industry such as dairy processing plants or sawmills and timber treatment plants. The definition proposed limits the activity to storage and maintenance of goods and supplies for contracting. Having a limit on staff numbers on site would ensure that any large operations would need resource consent.

It is noted that in terms of the proposed permitted activity rule for small-scale rural contractor depots, the Section 42A Report does not consider there's a need to include condition (b) requiring a 50m setback from an existing noise-sensitive activity or place of worship on the basis that "...a depot would need to comply with NOISE-R1 and associated permitted noise standards". RCNZ agrees with this position.

Should there be any queries raised in relation to these matters, please contact me via the details provided below.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G. J. Mathieson'. The signature is fluid and cursive, with a large, sweeping flourish at the end.

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