

**BEFORE THE HEARINGS PANEL AT RANGIORA**

**IN THE MATTER** of the Resource Management Act 1991 ("**the Act**")

**AND**

**IN THE MATTER** of the Proposed Waimakariri District Plan: Hearing Stream 6: Rural

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**VANCE HODGSON**

**FOR THE NEW ZEALAND PORK INDUSTRY BOARD  
AND  
HORTICULTURE NEW ZEALAND**

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11 October 2023

1. My Evidence in Chief for Hearing Stream 6: Rural, addressed the matter of providing for workers' accommodation in the General Rural Zone and Rural Living Zone. I included plan change amendments to incorporate the activity within the rule framework for minor residential units (Appendix 1 to that evidence).
2. As offered at the hearing on 10 October 2023, I provide an alternative stand-alone workers' accommodation rule arrangement for consideration (Appendix 1 below).
  - I have used the 120m<sup>2</sup> GFA proposed by the submitters rather than the 90m<sup>2</sup> GFA that aligns with the proposed threshold for permitted minor residential units.
  - The provision retains the intent that this is not in addition to a minor residential unit (given this could be used for that purpose).
  - The provision provides for a single worker's accommodation activity per site.
  - RURZ-MD3(3) provides a *practical or functional need or operational need* test for consenting situations.
  - New RURZ-MD3(9) would provide for consideration of methods such as instruments on title, building location or foundation design for removal at end of use.

## APPENDIX 1 – PROPOSED AMENDMENTS TO PLAN CHANGE PROVISIONS

Provision	
<b>Definitions</b>	
<u>Workers' Accommodation</u>	<u>Workers' Accommodation</u>  <u>Means building(s) used for accommodating people whose duties require them to live on-site, and in the rural zones for people who work on the site or in the surrounding rural area. Includes farm managers, workers and staff.</u>
<b>Activity Rules</b>	
<u>GRUZ-R# Workers' Accommodation</u>	<p><b><u>Activity status: PER</u></b></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> <li>1. <u>no minor residential unit exists on a site.</u></li> <li>2. <u>the maximum GFA of the workers' accommodation shall be 120m<sup>2</sup> (excluding any area required for a car vehicle garage or carport up to a maximum of 40m<sup>2</sup>);</u></li> <li>3. <u>there shall be only one workers' accommodation per site, with a single kitchen facility;</u></li> </ol> <p><b><u>Activity status when compliance not achieved: RDIS</u></b></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <p><u>RURZ-MD3 – Character and amenity values.</u></p>
<u>RLZ-R# Workers Accommodation</u>	<p><b><u>Activity status: PER</u></b></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> <li>1. <u>no minor residential unit exists on a site.</u></li> <li>2. <u>the maximum GFA of the workers' accommodation shall be 120m<sup>2</sup> (excluding any area required for a car vehicle garage or carport up to a maximum of 40m<sup>2</sup>);</u></li> <li>3. <u>there shall be only one workers' accommodation per site, with a single kitchen facility;</u></li> </ol> <p><b><u>Activity status when compliance not achieved: RDIS</u></b></p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <p><u>RURZ-MD3 – Character and amenity values.</u></p>
<b>Matters of Discretion for all Rural Zones</b>	
<u>RURZ-MD3 – Character and amenity values.</u>	<u>9. The need for and efficacy of any proposed measures to be used to avoid any workers' accommodation being subdivided and used as a principal residential unit if workers' accommodation is no longer required.</u>