

MEMORANDUM

To: Vincent Ashman
Planner
Hutt City Council

From: Angela Goodwin
Director and Principal Planner
Potentialis Ltd

Date: 23 July 2025

Subject: RC230019 – Assessment of Proposed Resource Recovery Park at 30 Benmore Crescent against the objectives and policies of the Proposed Hutt City District Plan

Please find below an assessment of the proposed resource recovery park against relevant provisions of the Proposed Plan. The Proposed Plan was notified after the original application and s92 response were lodged.

1. Strategic Direction

CCSD-O1 – Carbon Neutral

The urban form and built development in Lower Hutt supports the transition of the city to be carbon neutral by 2050.

The proposal supports circular economy outcomes and diverts waste from landfill, contributing to emissions reduction and consistent with this objective. The location, relatively close to municipal collection and landfill also reduces potential vehicle distances.

CCSD-O2 – Natural Hazards

The risk to people, communities, and property from natural hazards, and from the potential effects of climate change on natural hazards, is avoided or minimised to acceptable levels.

The site has been raised above the 1% AEP flood level under a separate earthworks consent. Stormwater is proposed to be managed on-site and the site has been set out following specific assessment of the earthquake Faultline hazard and associated no build area. The proposal includes water re-use and solar panels, contributing to resilience.

UDSD-O3 – Urban Form

The city's urban form consolidates and intensifies the existing urban area, with greenfield development only taking place within identified areas.

While the site is zoned rural, the activity does not represent urban sprawl or greenfield housing

development. The site is already modified and integrated with infrastructure and not part of a wider rural area. The facility is located within proximity to the urban area that it serves. The proposal does not conflict with this objective.

UDSD-O4 – Location of Urban Development

Urban development takes place within areas identified for this purpose in a manner which uses land and infrastructure most efficiently.

The site is functionally suited to the proposal. It is flat, able to be serviced and integrated with major and strategic transport infrastructure. The activity supports efficient land use for a regional-scale operation.

2. General Rural Zone (GRUZ)

GRUZ-O1 – Purpose and Character of the Zone

The General Rural Zone consists of areas with a prevalence of open space areas over built development that provide opportunities for:

a. Rural activities, and

b. Other activities that either support or are compatible with rural development and retain the rural, open space character of the zone.

The character of the site is modified due to proximity to infrastructure corridors and prior, or consented land modification. The proposal includes bunding and planting to soften its presence and mitigate effects on character. Due to the sites location between major infrastructure and urban activities, it does not form part of a larger area of rural character. In this manner it does not detract from the character of large rural areas in the District.

GRUZ-O2 – Activities in the Zone

The General Rural Zone:

a. Predominantly provides for:

i. Rural activities, and

ii. Low-density residential development that maintains the rural and open space character of the zone.

b. Provides for other activities that:

i. Maintain and enhance the rural and open space character of the zone,

ii. Are compatible with the rural activities and residential activities within the zone and adjoining areas in the

Rural Lifestyle Zone and Residential Zones,

iii. Are compatible with the residential activities within adjoining areas in Residential Zones, and

iv. Either support the community within the zone and surrounding area or have an operational need or functional need to be in a rural, low-density location.

The proposal is not a rural activity but demonstrates an operational need for a large, flat, site in a location integrated with infrastructure. Mitigation means the proposed use is not incompatible. The activity supports communities across the District and wider Region.

GRUZ-O3 – Built Character

Built development within the General Rural Zone:

a. Either provides for rural activities and low-density residential development or is compatible with the provision of

rural activities and residential activities within the zone, and

b. Retains open space areas suitable for rural activities, and other activities that have an operational need or functional need for a location with a rural or open space character.

Buildings have been reduced in height, and the site layout retains open areas with areas of planting increased from the lodged application. Planting and bunding are used to screen structures from primary viewpoints. From upper views the site is a part of a wider view. The activity does not have a need for a site with open space or rural character but the site has been highly modified. The site does not function as part of a wider rural area and is currently gravelled at present.

GRUZ-O4 – Adverse Effects

Adverse effects of activities and development are effectively managed within the zone and at interfaces with Residential Zones and the Rural Lifestyle Zone.

The site is separated from the nearest residential zone by the rail line. Visual, noise, and lighting effects are mitigated and managed through the design of the site and planting proposed.

GRUZ-O5 – Infrastructure

Development in the General Rural Zone is either adequately serviced and supported by infrastructure or is serviced and supported by on-site facilities, such as on-site wastewater disposal and water collection.

Infrastructure to the site is consented or proposed on-site.

GRUZ-P1 – Predominant Activities

Enable rural activities and low-density residential development in the General Rural Zone as the predominant activities for the zone.

The proposal is not rural or low density residential but it doesn't conflict with these activities being predominant in the wider rural zones.

GRUZ-P2 – Compatible Activities

1. Provide for activities in the General Rural Zone that:

a. Are compatible with the rural activities and residential activities within the zone and adjoining rural and

residential zones, and

b. Either:

i. Support the rural activities and wellbeing of the community within the zone and surrounding area, or

ii. Have an operational or functional need to be in a rural area or an area with a low level of development.

2. Potentially compatible activities include:

a. Commercial activities, Child care services, Health care activities, and Community facilities that support the

community within the zone and surrounding area,

b. Retail of goods grown and produced on the site or in the surrounding area,

c. Visitor accommodation,

d. Educational facilities, recreation activities, and commercial activities that require access to open spaces, a rural location, or the natural features and landscapes within the zone and adjoining areas,

e. Cleanfill and quarrying activities that support rural development, and

f. Boarding of domestic pets.

The proposal does have operational need. Mitigation measures, the location of the site and its context mean the proposal is not incompatible.

GRUZ-P3 – Potentially Incompatible Activities

1. Only allow potentially incompatible activities in the General Rural Zone where they:

- a. Maintain or enhance the character and amenity values of the surrounding area,***
- b. Are compatible with the character of adjoining residential zones, including through managing the effects of new built development and noise-generating activities, and***
- c. Have a functional or operational need to be in that location.***

Amenity is managed through building design, planting, and setbacks. An operational need exists for this type of facility in this location.

GRUZ-P4 – Built Development

Built development in the General Rural Zone is managed to:

- a. Maintain the rural character and open space character of the zone, including through managing the scale and location of buildings and allotment sizes,***
- b. Ensure rural activities, low-density residential development, and compatible activities are provided for, and***
- c. Ensure adequate privacy and access to daylight for residential activities and other sensitive activities on adjacent sites.***

Building scale is appropriate to the activity and mitigated by setback distances. Planting provides privacy and visual buffering. The scale of the buildings is greater than what would be anticipated in the rural zone. It is noted that the site is different in context than general rural sites.

GRUZ-P5 – Infrastructure Servicing

Recognise that infrastructure in rural areas, including in the General Rural Zone, may only be able to support a low level of land use and intensification without significant investment and upgrades, and new development may need to be serviced through on-site facilities such as on-site wastewater disposal and water collection.

On-site stormwater, infrastructure provision and roading have been consented or are proposed. The site is able to be serviced.

3. Infrastructure

INFSD-O1 – Integration.

Land use and development is integrated with the provision of infrastructure, including transport and three waters services, and open space.

The activity is integrated with previously consented roading and well-integrated with the Motorway corridor.

INFSD-O2 – Coordination

The nature, timing and sequencing of new development is co-ordinated with the funding, implementation and operation of necessary transport and other infrastructure

The application is staged appropriately and aligns with existing infrastructure consents.

INFSD-O3 – Regional Significance

Infrastructure of national and regional significance is supported and protected.

The proposal is a regional-scale waste and recovery facility, consistent with this objective.

INF-O1 Benefits of Infrastructure

The national, regional and local benefits of infrastructure are recognised and provided for.

The resource recovery park will provide benefit both to the District and Region as well as reduce pressure on landfills.

INF-O2 – Adverse Effects

The adverse effects of infrastructure on the environment are effectively managed while recognising the functional needs and operational needs of infrastructure.

Adverse effects have been mitigated and are consistent with the policy framework. The facility has operational need.

INF-P1 and INF-P2 – Infrastructure Benefits and Effects

Recognise the social, economic, cultural and environmental benefits that infrastructure provide, including:

- 1. Enabling enhancement of the quality of life and standard of living for people and communities,*
- 2. Providing for public health and safety,*
- 3. Enabling businesses to function,*
- 4. Enabling growth and development,*
- 5. Enabling the transportation of freight, goods and people,*
- 6. Providing a lifeline during emergencies, and*
- 7. Enabling the effective, safe, secure and efficient transmission of electricity.*

Provide for infrastructure by:

- 1. Enabling safe, resilient, effective, and efficient operation, maintenance, repair, minor upgrade, or decommissioning of infrastructure,*
- 2. Providing for other upgrades to, and the development of new infrastructure, and*
- 3. Enabling investigation and monitoring activities associated with infrastructure operations.*

The proposal supports regional waste goals and avoids, remedies, or mitigates effects through design and operational management.

4. Transport

TR-O1 – Transport Network Function

Land use and development is managed to ensure that:

- 1. On-site activities are safely accessible by a range of transport modes,*
- 2. The transport needs of on-site activities are met,*
- 3. Reliance on private motor vehicles is reduced, and*

4. The safety, efficiency and multi-modal function of the transport network is not compromised.

Traffic effects have been assessed and are within acceptable thresholds. Interchange upgrades are separately consented.

TR-P1 – Loading and Access

Require provision of:

- 1. Cycle parking and end of trip facilities to facilitate access to activities through active transport modes, and*
- 2. Loading areas, including for refuse storage and collection for residential activities, to ensure the servicing needs for on-site activities are adequately met without compromising the safety, efficiency, and multi-modal function of the transport network.*

Internal circulation, loading, and access are provided and fit for purpose.

TR-P5 High Trip Generating Activities

Manage the design and location of high trip generating activities to facilitate the uptake of active and public transport modes, reduce reliance on private motor vehicles and to minimise adverse effects on the safety, efficiency, and multimodal function of the transport network.

The proposal is a high trip generating activity. Road and interchange upgrade works have been consented and sufficient for the number of vehicle movements generated.

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Principal Planner

On behalf of Potentialis Limited