

Appendix 3: Lower Hutt District Council Relevant Standard Assessment

Rule	Requirement of Rule	Compliance
General Rural Zone – (Chapter 8)		
8B 2.1.1(a) – Dwellings	Maximum of two dwellings provided that each must have a net site area of 15ha	Dwellings are defined in the district plan as buildings used for housing, no building proposed is intended for housing. Not applicable
8B 2.1.1(b) – Minimum Yard Requirements	Principal Buildings: 10m Accessory Buildings: 5m 30m minimum setback from waterbodies >3m wide bank-to-bank 3m minimum setback from waterbodies <3m wide bank-to-bank	The minimum setback provided from site boundaries is 12m and more than 3m from any waterbody. [Complies]
8B 2.1.1 (c) – Maximum Height	8m maximum height	The RTS Operations Building (11.4m), the B&C Operations building (11.8m), the MRF Operations Building (11.4m), Workshops (9.0m) and Office Building (9.0m) exceed this maximum building height [Does not comply]
8B 2.1.1 (d) – Recession Planes	North Facing Boundary 2.5m + 45° North-east and north-west facing boundaries: 2.5m + 41° For all other site boundaries: 2.5m + 37.5°	Due to the buildings positioning being >11m away from each boundary, all buildings are well within these planes [Complies]
8B 2.1.1 (e) – Maximum Site Coverage	1000 m ²	RTS Operations Warehouse – 3,750m ² MRF Operations Warehouse – 2,250m ² B&C Operations Warehouse – 1,575m ² Retail, Workshop, Café Building – 990m ² Office Building – 440m ² Workshops – 600m ² Canopy Covered Areas – 1175m ² Total Site Coverage – 10,780m ² [Does not comply]

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8B 2.1.1 (f) – Dust	All outside areas shall be surfaces, or managed appropriately so that there shall be no dust nuisance at or beyond the boundary of the site.	The vast majority of the site shall be paved, resource recovery activities shall be undertaken indoors and as such, dust shall be minimised. It is expected that there shall be no dust nuisance at or beyond the site boundary. [Complies]
8B 2.1.1 (g) - Odour	All activities shall be carried out in such a manner so as to ensure that there is not an offensive odour at or beyond the site boundary.	Resource recovery shall be conducted within warehouses and controlled so that any odour is not offensive [Complies]
8B 2.1.1 (h) – Lightspill and Glare	(i) Artificial light shall not result in added illuminance in excess of 8 lux measured at the window of a dwelling on a neighbouring site. (ii) All activities shall be undertaken so as to avoid all unreasonable light spill beyond the site boundary (iii) All activities, buildings and structures shall avoid glare (light reflection) beyond the site boundary	All lighting will be designed to comply with this condition with a final lighting plan provided as a suggested condition of consent. [Complies]
8B 2.1.1 (i) – Vibration	All activities that cause vibration shall be carried out in such a manner that no vibration is discernible beyond the site boundary	Acoustic site assessment undertaken by Tonkin and Taylor indicates that there shall be no vibration discernible beyond the site boundaries. [Complies]
8B 2.1.1 (j) – Home Occupations	Not applicable	-
8B 2.1.1 (k) – Piggeries	Not applicable	-
8B 2.1.1 (l) – Commercial Forestry	Not applicable	-
8B 2.1.1 (m) – Recreation	Not applicable	-
8B 2.1.1 (n) – Visitor Accommodation	Not applicable	-
8B 2.1.1 (o) – Prospecting and Exploration	Not applicable	-
8B 2.1.1 (p) – General Rules	Compliance with all matters in the General Rules – see Chapter 14	Chapter 14 Compliance is outlined in a following table
8B 2.1.1 (q) – Benmore Cres, Manor Park, Section 1 SO 36533	Development of buildings and structures may only occur on land above 28.0 msl (mean sea level)	Rosco Ice Cream Limited are conducting site improvement works that will raise the site so that

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		future developments (including Waste Management) are above 28.0 msl. [Complies]
8B 2.1.1 (r) - Baring Head, Pt 1A2 Parangarahu	Not applicable	-
8B 2.1.1 (s) – DP 72284	Not applicable	-
8B 2.1.1 (t) – Primary and Secondary River Corridors	All new buildings and structures or additions in the Primary or Secondary River Corridor with a gross floor area of 20m ² or less and setback 20m or more from a flood protection structure	The site is not within a Primary Corridor but is within the Secondary Corridor. Buildings exceed 20m ² [Does not comply]
<u>General Rules (Chapter 14)</u>		
14A 5.1 – Transportation	Complies with the Standards listed in the Transport Appendix	Transportation assessment conducted by Stantec outlines improvements to the roading surrounding the site. The proposed land use will exceed the 5,000m ² GFA for industrial activities. [Does not comply]
14B 2.1 – Signs Permitted Activities	Signs in all Activity Areas	Signs shall meet the permitted activity standards for the proposed land use for the General Rural Zone and being within 50m of a State Highway. No signs shall be located on a roof. [Complies]
14C 2.1 – Noise in General Rural Activity Area	Maximum 50dBA (7am – 10pm) Maximum 40dBA (10pm – 7am)	Operating hours are nominated to be 7:30am to 6:00pm with expected operational dBA maximum as observed by neighbouring sensitive receivers of 48dBA. [Complies]
14D 2.1 – Hazardous Facilities		The proposed activity does not expressly meet the definition of hazardous facility [Complies] . It is noted that any consents required for hazardous substances will be sought separately.
14E 2.1 – Significant Natural, Cultural and Archaeological Resources	The site is not within an identified Natural, Cultural and Archaeological area	-
14F – 2.1 Heritage Buildings and Structures	The site does not contain heritage registered buildings or structures	-
14G – 2.1 Notable Trees	The site does not contain any notable trees. The consent to authorise bulk earthworks includes tree removal.	-

14H – 2.1 Natural Hazards	Restrict Discretionary Activities (a) All Structures and buildings on any site where the whole site or portion of the site falls within the Wellington Fault Special Study Area, excluding the following - Proposed accessory buildings which are not required for habitable or working purposes, - Utilities including associated uninhabited buildings which are Permitted Activities Note: This rule prevails over Rule 17.2.2	The site includes the Wellington Fault Special Study Area. This have further been investigated to narrow down the Wellington fault zone area. No working purpose buildings are proposed within the fault zone area, proposed buildings are outside of this zone. Areas within the fault zone shall only be used for uninhabited buildings, storage, manoeuvring and parking. [Does not comply]
14I – 2.1.1 (a) Ground Level	The natural ground level may not be altered by more than 1.2m, measured vertically	Development of the site will not result in altering the ground level beyond 1.2m vertically. [Complies]
14I – 2.1.1 (b) Quantity	Maximum volume of 50m ³	Works to establish the warehouses and sealed surfaces onsite will exceed 15,000m ³ . [Does not comply]
14I – 2.1.1(c) Baring Head, Pt 1A2 Parangarahu	Not applicable	-
14I – 2.1.1(d) In the Primary and Secondary River Corridors	Earthworks must be a minimum distance of 20m from a flood protection structure.	Works onsite will be within 20m of the Hutt River stop banks but will be on a surface that is above predicted 1% AEP. [Does not comply]
14J – Temporary Activities	The proposed development does not propose any temporary activities as described in this section.	-
14K – Filming	The proposed development does not propose any filming	-
14L – Renewable Energy Generation 14L 2.1.2 – Roof mounted Solar Panels	May exceed the permitted height of an activity area by no more than 1m May exceed the recession plan standard for an activity area by no more than 1m	Proposed solar panels do not increase proposed building height by >1m. [Complies]

Appendix 1: Assessment against Relevant Rules and Regulations – City of Lower Hutt District Plan