

MEMORANDUM

To: Vincent Ashman
Planner
Hutt City Council

From: Angela Goodwin
Director and Principal Planner
Potentialis Ltd

Date: 11 August 2025

Subject: RC230019 – Assessment of Proposed Resource Recovery Park at 30 Benmore Crescent –
Summary of intent of offered conditions

As discussed and requested, please find below conditions that are offered by the applicant for the construction and operation of a resource recovery park at 30 Benmore Crescent. Please note:

- The summary below sets out the intent of the conditions and not exact wording.
- The list intends to capture primary conditions offered during processing of the consent and is not exhaustive
- Consent RC230018 includes a cap of traffic movements and associated restrictive covenant. For this reason a restriction on traffic movements has not been duplicated below.

Sequencing of Development

- Operation of the resource recovery park must not commence before works to upgrade the interchange and road network are complete.
- Operation of the resource recovery park must not commence before the completion of the access and infrastructure works approved under RC230018.

Development and general

- Development must be in general accordance with the plans (architecture, site plans, engineering plans, landscape plans) and information submitted.
- Restrictions on hours of operation
- A requirement for pre start meeting(s) and monitoring
- Complaints procedure to be provided to Council

Construction

- A construction traffic management plan must be submitted for approval prior to construction.

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- There must be no damage to public footpaths or infrastructure. Any damage must be repaired at the consent holders cost.
- The consent holder must submit an Erosion and Sediment Control Plan; undertake works to avoid as far as practicable sediment entering the stormwater system; stabilise exposed areas promptly; wheel-wash/road cleaning.
- Supervision of construction as necessary

Signs

- The consent holder must provide a Final Signage Plan for approval prior to operation (internal directional/health and safety signs and gate sign).

Landscape and visual

- The consent holder must submit a detailed planting plan that includes: species, spacing, advanced grades, and design.
- A maintenance plan for planting must be submitted
- Planting failures (including dead or dying plants) to be replaced within the next available planting season for a minimum establishment period of five years
- Submit a final landscape plan for approval, including fencing.
- Planting must be undertaken in first planting season following construction, or as soon as practicable.
- Colour and materials: all new buildings and the firefighting tank finished in recessive tones consistent with submitted plans.

Lighting and glare

- Submit a final lighting plan for approval.

Noise and vibration

- Construction noise and operational noise limits.
- Operate under a Noise Management Plan and submit a Noise Management Plan for approval.

Odour and pest

- Operate under the Air Quality Management Plan that includes Odour Management;
- Maintain ongoing pest control with a pest management contractor.

Natural hazards and faultline

- The consent holder must prepare a Hazard Management Policy (flood, tsunami, earthquake, extreme weather) and provide to Council prior to operation of the facility.

Environmental Management Plans (EMP)

- The consent holder must prepare a consolidated EMP prior to operation, incorporating: Hazards Management, Traffic, Noise, Water Management, Spill/Emergency, and Complaints.

Cultural/accidental discovery

- Maintain an Accidental Discovery Protocol during ground disturbance.

Public interface / information

- Entry sign to display facility name and hours
- All directional signage to be in place prior to operation of the facility.

Angela Goodwin BPlan (1st class honours), MPlan, PGDipBusAd(economics)

Principal Planner

On behalf of Potentialis Limited