

1 Industrial Subdivision

1.1 Building parameters

- A maximum of two buildings on each lot, providing that the total ground floor area of built form does not exceed 400m²;
- A maximum building height of 8 metres above ground;
- Buildings to be located no closer than 2 metres from a site boundary or 4m from an internal road boundary;
- All exterior surfaces shall be coloured in the range of browns, greens or greys (except soffits). Pre-painted steel, and all roofs shall have a light reflectance value not greater than 20%. All other surface finishes except for schist and natural timber shall have a light reflectance value of not greater than 30%.
- All fixed exterior lighting must be directed away from public roads and SH6.
- No more than 40m² of any buildings on a site shall be used for ancillary retail sales;
- Prior to commencement of the activity on site, no less than 10% of the lot must be landscaped.

It is proposed to include these requirements as consent notices against the relevant titles of the lots.

It is also proposed to include conditions relating to the National Grid (consistent with RM210935):

- Any earthworks within 6 metres of the outer visible edge of a National Grid Transmission Support Structure must be no deeper than 300mm. Earthworks between 6 metres to 12 metres from the outer visible edge of a National Grid Transmission Support Structure must be no deeper than 3 metres. Earthworks must not create an unstable batter that will affect a transmission support structure. Earthworks must not result in a reduction in the existing conductor clearance distance below what is required by the NZECP 34:2001.
- The occupier shall implement suitable measures to prevent dust from affecting the National Grid Yard and Transmission Support Structure (transmission lines and pylon).
- The occupier shall ensure that the height of all machinery or materials complies with the New Zealand Electrical Code of Practice for Electrical Safe Distances.

1.2 Landscaping

No specific landscaping is proposed on any of the lots, rather this will be governed by the consent notice requirement to require landscaping to be undertaken prior to commencement of the activity. Planting will consist of a mixture of native and deciduous trees, tussocks, shrubs and species complimentary to riparian zones. The purpose of the landscaping is to provide screening, improve visual amenity and enhance ecological values within riparian zones.

An earth mound has been established at the eastern end of the site and it is proposed to landscape this in a similar manner to the earth mounding that surrounds the landfill.

2 Resource Recovery Park

2.1 Design of Buildings

2.1.1 Bulk and Location

The respective floor areas and heights of the buildings are depicted on the design plans and reproduced below:

Building	Floor Area	Max. Height
Undercover Green Waste	1,332m ²	9m
Glass/Plastic Recycling	1,688m ²	6.9m
Retail Recycle Centre	2,000m ²	7.1m
Cardboard/Paper Recycling	1,292m ²	7.75m
Construction Material Recycling	1,246m ²	8.7m
Rotary Crushing Machinery Building	513m ²	6.4m
Standalone Offices	77m ²	4.9m

2.1.2 External Appearance

The appearance of all buildings is intended to integrate with the surrounding landscape with mute colour tones and a low light reflectance value to be used. Roofing material includes Dimond Corrugate Cladding, Diamond Colorsteel Zincalume gutters and Traditional rolled steel slat doors that are powder coated. Full details are included on the design plans. All exterior roofing, cladding, aluminium joinery, steel roller doors and solidcore doors will be finished in Resene 'Ebony Clay' LVR.

2.2 Landscaping

The area of the site to be landscaped is shown on the site layout plan. This area is approximately 4.5ha. As shown on the plan, it is proposed to establish a mixture of poplars and pin oaks trees for shielding the view from SH6. The parking will be bordered with a hornbeam (*Carpinus betulus*) hedge with South Island Kowhai (*Sophora microphylla*).

It is proposed to establish the landscaping within the first planting season following the completion of the buildings.

2.3 Access

Access to the site is existing, via Victoria Flats Road which connects to SH6. No changes are proposed to the access with SH6, although we note that RM220327 requires a minor upgrade which we understand is being scheduled.

Where the access meets the site where the activity is located, a new access will be formed as shown on the site plan.

2.4 Parking

Parking is proposed throughout the Resource Recovery Park and have been illustrated on the plans. The parking spaces have been strategically placed to align with each of the buildings so that users can have optimal access. Each of the buildings are also drive thru buildings so queuing can occur for ease of disposal and collection.

2.5 Earthworks

The application site is relatively flat so minimal earthworks will be required. The Applicant has advised that the maximum cut height required stands at 1.2m and fill at 1m. A total volume of approximately 3,000m³ is proposed.

All site works will be undertaken in accordance with good management practices to ensure that the effects are contained within the site confines.

2.6 Utilities and Services

Power connection is available across the entire site (confirmation has been previously provided to the Council as part of other applications). Telecommunications and internet will be provided by satellite link.

Water supply is provided to the property via a water race that originates from Doolans Creek and passes through a tunnel beneath peak 557, south-east of Mt Mason. The Applicant is a holder of deemed water permit RM21.351.01 which authorises the abstraction of water from Doolans Creek at a rate of 950,000 L/hour. The quantity of water available is sufficient to meet potable and firefighting supply requirements.

Wastewater will be treated and disposed off on site, as set out in the reports from Railton Contracting Ltd and EcoEng.

Stormwater will be disposed off to ground.

There will be eight 50,000 litre water holding tanks on site for firefighting purposes.

2.7 Signage

No specific signage is proposed as part of the proposal and the proposal does not include any outdoor display areas.

2.8 Lighting

External lighting is proposed in accordance with Rule 23.5.8 where all fixed exterior lighting is to be directed away from adjacent sites and roads. The Applicant is amendable to a condition on lighting similar to that imposed on RM220327:

Lighting Plan

Prior to the operation of the facility, the consent holder must submit a lighting plan for any exterior lighting (including accessway lighting internal to the development) for certification to the Monitoring Planner of the Council. The purpose of the lighting plan is to reduce lighting spill, with possible methods to reduce light spill including (but not limited to) temporary sensor lighting, the direction of lights, shading or screening of lights, and light intensity. Any lighting must be consistent with the certified lighting plan.