

Chapter 10: Hazardous Substances and Contaminated Land

Proposed Waikato District Plan

Stage 1



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Chapter 10: Hazardous Substances and Contaminated Land

10.1 Hazardous Substances

10.1.1 Introduction

The provisions of this chapter are designed to prevent or minimise adverse effects of activities at sites that use, store, transport or dispose of hazardous substances.

These activities can include industrial operations (for example chemical warehousing, manufacturing plants or bulk storage facilities), workshops, agricultural and horticultural activities, and some occupations that are carried out from home. The sites where such activities take place are defined as hazardous facilities.

Land use activities involving hazardous substances have the potential to result in an increased risk of adverse environmental effects and present a risk to those who use them or may be exposed to them, and the surrounding environment.

Risks are influenced by the nature of the hazardous substances, the quantity of the substances, the effects the substance may have, the likelihood of an event occurring and which parts of the environment may be affected. An event may be an accidental release, spill, unintended chemical reaction, fire or explosion.

Risks are influenced by the location of an activity and the surrounding environment. For example, hazardous facilities located in areas subject to natural hazards may be exposed to greater risks of damage or failure resulting in an event involving a hazardous substance.

Facilities located in proximity to land uses that are sensitive to the potential effects of a hazardous substance may also result in a greater risk.

These provisions are a land use planning tool under the Resource Management Act and are designed to apply in addition to requirements of other legislation. Such requirements assist in the management of hazardous substances and they are recognised in the design of the provisions in this chapter.¹

10.1.2 Objective 10.1.1

- (a) ~~Residual~~ ~~r~~Risks² associated with the storage, use, ~~transport~~³ or disposal of hazardous substances ~~is managed~~ ~~are~~ ~~minimised~~⁴ to ensure that the effects on people, property and the environment are acceptable, while recognising the benefits of facilities ~~storing~~⁵ using ~~or disposing of~~⁶ hazardous substances.

¹ Submission 697.569 from Waikato District Council

² Submission [697.570] Waikato District Council

³ Submission [697.570] Waikato District Council

⁴ Submission [697.570] Waikato District Council

⁵ Submission [785.41] Z Energy Ltd, BP Oil NZ Limited

⁶ Submission [785.41] Z Energy Ltd, BP Oil NZ Limited

10.1.3 Policy 10.1.2

10.1.2 Policy – ~~Location of new h~~⁷ Hazardous facilities

(a) ~~New h~~⁸ Hazardous facilities must⁹ minimise the risk to the environment (including people and property) ~~to acceptable levels~~¹⁰ by:

- (i) Siting new hazardous facilities in appropriate locations that are separated from incompatible activities, such as sensitive land use and infrastructure¹¹, and sensitive environments¹²;
- ~~(ii) Avoid locating near to sensitive land use activities and infrastructure~~¹³
- (iii) Designing, constructing and operating hazardous facilities in a manner that ensures the adverse effects of the operation or an accidental event involving hazardous substances can be contained within the site; and
- (iv) Disposing hazardous wastes to authorised disposal or treatment facilities that have appropriate management systems in place and avoiding the storage, processing or disposal of hazardous wastes in sensitive environments.¹⁴

10.1.4 Policy 10.1.3

10.1.3 Policy – ~~Residual Assessment of~~¹⁵ risks of hazardous substances

Facilities for the use, storage or disposal of hazardous substances shall identify and assess potential adverse effects (including cumulative risks and potential effects of identified natural hazards) to prevent unacceptable levels of risk to human health, safety, property and the natural environment.

10.1.5 Policy 10.1.4

10.1.4 Policy – Reverse sensitivity effects

- (a) ~~Separate~~¹⁶ Ensure as far as practicable¹⁷ reverse sensitivity effects are avoided between¹⁸ sensitive land use activities and from¹⁹ lawfully-established hazardous facilities;
- ~~(b) Separate new hazardous facilities from existing sensitive land use activities; and~~
- ~~(c) Avoid the storage, processing or disposal of hazardous waste in sensitive environments.~~²⁰

⁷ Submission [697.571] Waikato District Council

⁸ Submission [697.572] Waikato District Council

⁹ Submission [697.572] Waikato District Council

¹⁰ Submission [419.78] Horticulture New Zealand

¹¹ Submission [680.121] Federated Farmers

¹² Submission [680.121] Federated Farmers

¹³ Submission [697.572] Waikato District Council

¹⁴ Submission [697.572] Waikato District Council

¹⁵ Submission [697.573] Waikato District Council

¹⁶ Submission [785.44] from the Oil Companies

¹⁷ Submission [697.574] from Waikato District Council

¹⁸ Submission [785.44] from the Oil Companies

¹⁹ Submission [785.44] from the Oil Companies

²⁰ Submissions [680.123] from Federated Farmers of New Zealand, [697.574] from Waikato District Council, [785.44] from the Oil Companies

10.2 Contaminated Land

10.2.1 Objective 10.2.1 – Contaminated land

(a) The subdivision, use and development of contaminated land is sustainably²¹ managed to protect human health and safety²² and the environment from unacceptable risk²³.

10.2.2 Policy 10.2.2 – Managing the use of contaminated land

- (a) Contaminated land is managed (which may include remediation) or remediated²⁴ to ensure that contaminants are at a level acceptable for the proposed land use.
- (b) Disposal of contaminated soil must be carried out in a manner that avoids further adverse effects on human health or on the environment.
- (c) Use or development of contaminated land must not damage or destroy any contaminant containment works, unless comparable or better containment is provided, or monitoring demonstrates that the containment is no longer required.
- (d) Ensure that contaminated land management approaches associated with²⁵ the use, subdivision and development of contaminated land management approaches- of actually or potentially contaminated land²⁶ includes where appropriate²⁷:
- (i) undertaking a site investigation of any land identified as actually or potentially contaminated, prior to any new subdivision or change of use of land, that could result in an increase in any adverse effects from the contamination of a piece of land;
 - (ii) remedial action plans;
 - (iii) site validation reports,
 - (iv) site management plans as appropriate for identifying, monitoring and managing contaminated land.
 - (v) Preliminary site investigations.²⁸
- (e) Any preliminary or detailed site investigation reports, remedial action plans, site validation reports and ongoing site management plans are prepared in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines #1 and #5, and are provided to both Waikato District Council and the Waikato Regional Council for their records.²⁹

Advice Note:

The status of some activities will be determined by the requirements of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011. Reference should be made to the Ministry of Environment website for a copy of these regulations, a user's guide, and documents incorporated by reference in these regulations.³⁰

²¹ Submission [81.230] from Waikato Regional Council

²² Submission [923.134] from Waikato District Health Board

²³ Submission [680.124] from Federated Farmers of New Zealand

²⁴ Submission [785.10] from the Oil Companies

²⁵ Submission [81.233] from Waikato Regional Council

²⁶ Submission [81.233] from Waikato Regional Council

²⁷ Submission [800.2] from Environmental Management Solutions Limited and Submission [463.2] from Environmental Management Solutions Limited

²⁸ Submission [81.233] from Waikato Regional Council

²⁹ Submission [81.234] from Waikato Regional Council

³⁰ Submission [680.125] from Federated Farmers of New Zealand

10.3 Rules for Hazardous Substances

Rule 10.3.1 - Hazardous Substances in All Zones

<u>P1</u> ³¹	<p>(a) <u>The use, storage or disposal of any hazardous substance must meet the following conditions:</u></p> <p>(i) <u>the aggregate quantity of any hazardous substance of any hazard classification on a site is less than the quantity specified for the applicable zone in Table 5.1 Appendix 5 (Hazardous Substances).</u></p>
<u>P2</u> ³²	<p>(a) <u>The storage or use of radioactive material is:</u></p> <p>(i) <u>an approved equipment for medical and diagnostic purposes; or</u></p> <p>(ii) <u>specified as an exempt activity or article in the Radiation Safety Act and Regulations 2016.</u></p>
<u>CI</u> ³³	<p>(a) <u>The storage of the following maximum volumes of fuel for retail sale within a service station in the Rural Zone, the Business Town Centre, Business Zone, Industrial Zone or Heavy Industrial Zone, the Motorsport and Recreation Zone</u></p> <p>(i) <u>100,000 litres of petrol in underground storage tanks;</u></p> <p>(ii) <u>50,000 litres of diesel in underground storage tanks; and</u></p> <p>(iii) <u>6 tonnes of LPG (single vessel storage).</u></p> <p>(b) <u>Council's control is reserved over the following matters:</u></p> <p>(i) <u>The proposed site design and layout in relation to:</u></p> <p>A. <u>the sensitivity of the surrounding natural, human and physical environment; potential hazards and exposure pathways arising from the proposed facility, including cumulative risks with other facilities;</u></p> <p>B. <u>interaction with natural hazards (flooding, instability), as applicable and proposed emergency management planning (spills, fire and other relevant hazards);</u></p> <p>(ii) <u>Procedures for monitoring and reporting of incidents.</u></p>
<u>C2</u>	<p>(a) <u>Fuel storage and refuelling infrastructure, including self-automated dispensing facilities in PRECINCTS A AND B at Te Kowhai Airpark Zone must not exceed:</u></p> <p>(i) <u>An aggregate of 100,000 litres of petrol or aviation fuel in underground storage tanks; and</u></p> <p>(ii) <u>An aggregate of 50,000 litres of diesel in underground storage tanks; and</u></p> <p>(iii) <u>An aggregate of 6 tonnes of LPG (single vessel storage).</u></p> <p>(b) <u>Council reserves its control over the following matters:</u></p> <p>(i) <u>The proposed site design and layout in relation to:</u></p> <p>A. <u>The sensitivity of the surrounding natural, human and physical environment; potential hazards and exposure pathways arising from the proposed facility, including cumulative risks with other facilities;</u></p> <p>B. <u>Interaction with natural hazards such as flooding, instability;</u></p> <p>C. <u>Proposed emergency management planning (spills, fire and other relevant hazards);</u></p> <p>D. <u>Procedures for monitoring and reporting of incidents.</u></p>
<u>DI</u> ³⁴	<p><u>The use, storage or disposal of any hazardous substances that does not comply with Rule 10.3.1 P1, P2 or CI.</u></p>

³¹ Refer to submissions from Waikato District Council [697.113], [697.870], [697.960], [697.777], [697.1031], [697.265], [697.708] and Horticulture New Zealand [419.14].

³² Refer to submissions from Waikato District Council [697.1031] and [697.588].

³³ Refer to submissions from Waikato District Council [697.628].

³⁴ Refer to submissions from Waikato District Council [697.871] and [697.1031].

<u>D2</u>	<u>A service station that does not comply with Rule 10.3.1 CI in the Business Zone, Business Town Centre, Industrial Zone or Heavy Industrial Zone.</u>
<u>NC1³⁵</u>	<u>The use, storage of fuel for retail sale within a service station in the Residential, Country Living, Village, Rangitahi Peninsula zones, in the Tamahere Business Zone or Agricultural Research Centre and in the Reserve Zone.</u>
<u>NC2³⁶</u>	<u>Any new hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centre line of a National Grid Transmission Line.</u>

10.4 Rules recommended to be replaced in the District Plan

As a result of the changes recommended through the National Planning Standards, the following rules are proposed to be replaced in the various zone chapters as follows:

Chapter 16 – Residential Zone

~~16.2.5 Hazardous substances~~

P1	(a) The use, storage or disposal of any hazardous substance where: (ii) the aggregate quantity of any hazardous substance of any hazard classification on a site is less than the quantity specified in the Residential zone in Table 5.1 contained within Appendix 5 (Hazardous Substances).
P2	(a) The storage or use of radioactive materials is: (iii) an approved equipment for medical and diagnostic purposes; or (iv) specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.
D1	The use, storage or disposal of any hazardous substances that does not comply with Rule 16.2.5 P1 or P2.

Chapter 17 – Business Zone

~~17.2.5.4 Hazardous substances~~

P1	(a) The use, storage or disposal of any hazardous substances must meet the following conditions: (i) The aggregate quantity of hazardous substances of any hazard classification on a site is less than the quantity specified for the Business Zone in Table 5.1 contained within Appendix 5 (Hazardous Substances) (ii) The storage or use of radioactive materials is in approved equipment for medical and diagnostic purposes, or specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.
CI	(a) Service station with a maximum storage for retail sale of: (c) 100,000 litres of petrol in underground storage tanks; (d) 50,000 litres of diesel in underground storage tanks; and (e) 6 tonnes of LPG (single vessel storage). (b) Council's control is limited to the following matters:

³⁵ Refer to submissions from Waikato District Council [697.114], [697.872], [697.961], [697.1032] and [697.589].

³⁶ Refer to submissions from Waikato District Council [697.629], [697.703], [697.115], [697.873], [697.962] [697.778] and [697.1033].

	<p>(i) the proposed site design and layout in relation to:</p> <p style="padding-left: 20px;">A. the sensitivity of the surrounding natural, human and physical environment; potential hazards and exposure pathways arising from the proposed facility, including cumulative risks with other facilities; and</p> <p style="padding-left: 20px;">B. interaction with natural hazards (flooding, instability), as applicable;</p> <p style="padding-left: 20px;">C. proposed emergency management planning (spills, fire and other relevant hazards);</p> <p>(ii) proposed procedures for the monitoring and reporting of incidents.</p>
D1	The use, storage or disposal of any hazardous substances that does not comply with Rule 17.2.5.4 P1.
D1	A service station that does not comply with Rule 17.2.4.5 C1.

Chapter 18 – Business Town Centre

18.2.5 Hazardous substances

P1	<p>(a) The use, storage or disposal of any hazardous substances where:</p> <p style="padding-left: 20px;">(i) The aggregate quantity of hazardous substances of any hazard classification on a site is less than the quantity specified for the Business Town Centre Zone in Table 5.1 contained within Appendix 5 (Hazardous Substances);</p>
P2	<p>(a) The storage or use of radioactive materials is:</p> <p style="padding-left: 20px;">(i) in approved equipment for medical and diagnostic purposes; or</p> <p style="padding-left: 20px;">(ii) specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.</p>
C1	<p>(a) Service station with a maximum storage for retail sale of:</p> <p style="padding-left: 20px;">(i) 100,000 litres of petrol in underground storage tanks;</p> <p style="padding-left: 20px;">(ii) 50,000 litres of diesel in underground storage tanks;</p> <p style="padding-left: 20px;">(iii) 6 tonnes of LPG (single vessel storage).</p> <p>(b) The Council reserves its control over the following matters:</p> <p style="padding-left: 20px;">(i) The proposed site design and layout in relation to:</p> <p style="padding-left: 40px;">A. The sensitivity of the surrounding natural, human and physical environment; potential hazards and exposure pathways arising from the proposed facility, including cumulative risks with other facilities;</p> <p style="padding-left: 40px;">B. Interaction with natural hazards (flooding, instability), as applicable;</p> <p style="padding-left: 40px;">C. Proposed emergency management planning (spills, fire and other relevant hazards);</p> <p style="padding-left: 20px;">(ii) Proposed procedures for monitoring and reporting of incidents.</p>
D1	The use, storage or disposal of hazardous substances that do not comply with Rules 18.2.5 P1, P2 or C1.

Chapter 19 – Business Zone Tamahere

19.2.5 Hazardous Substances

P1	<p>(a) The use, storage or disposal of any hazardous substance where:</p> <p style="padding-left: 20px;">(i) The aggregate quantity of any hazardous substance of any hazard classification on a site is less than the quantity specified for the Business Zone Tamahere in Table 6.1 contained within Appendix 6 (Hazardous Substances);</p> <p style="padding-left: 20px;">(ii) The storage or use of radioactive materials is in approved equipment for medical and diagnostic purposes, or specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.</p>
D1	Any activity that does not comply with Rule 19.2.5 P1

Chapter 20 – Industrial Zone

20.2.6 Hazardous Substances

P1	(b) The use, storage or disposal of any hazardous substance where: (iii) the aggregate quantity of a hazardous substance of any hazard classification on a site is less than the quantity specified for the Industrial Zone in Table 5.1 contained within Appendix 5 (Hazardous Substances).
P2	(b) The storage or use of radioactive materials is: (v) an approved equipment for medical and diagnostic purposes; or (vi) specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.
C1	(f) The storage of the following maximum volumes of fuel for retail sale within a service station: (iv) 100,000 litres of petrol in underground storage tanks; (v) 50,000 litres of diesel in underground storage tanks; and (vi) 6 tonnes of LPG (single vessel storage). (g) Council shall reserve its control over the following matters: (ii) The proposed site design and layout in relation to: C. the sensitivity of the surrounding natural, human and physical environment; potential hazards and exposure pathways arising from the proposed facility, including cumulative risks with other facilities; D. interaction with natural hazards (flooding, instability), as applicable. proposed emergency management planning (spills, fire and other relevant hazards); (iii) Procedures for monitoring and reporting of incidents.
D1	The use, storage or disposal of any hazardous substances that does not comply with Rule 20.2.6 P1, P2 or C1.

Chapter 21 – Industrial Zone Heavy

21.2.6 Hazardous substances

P1	(c) The use, storage or disposal of any hazardous substance where: (iv) the aggregate quantity of hazardous substance of any hazard classification on a site is less than the quantity specified for the Industrial Zone Heavy in Table 5.1 contained within Appendix 5 (Hazardous Substances).
P2	(c) The storage or use of radioactive materials is: (vii) an approved equipment for medical and diagnostic purposes; or (viii) specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.
C1	(h) The storage of the following maximum volumes of fuel for retail sale within a service station: (vii) 100,000 litres of petrol in underground storage tanks; (viii) 50,000 litres of diesel in underground storage tanks; and (ix) 6 tonnes of LPG (single vessel storage). (i) Council reserves its control over the following matters: (iv) The proposed site design and layout in relation to: E. the sensitivity of the surrounding natural, human and physical environment; potential hazards and exposure pathways arising from the proposed facility, including cumulative risks with other facilities; F. interaction with natural hazards (flooding, instability), as applicable. proposed emergency management planning (spills, fire and other relevant hazards); (v) Procedures for the monitoring and reporting of incidents.
D1	The use, storage or disposal of any hazardous substance that does not comply with Rules 21.2.6 P1,

	P2 or C1.
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Chapter 22 – Rural Zone

22.2.4 Hazardous substances

P1	(a) The use, storage or disposal of any hazardous substances where: (i) The aggregate quantity of hazardous substances of any hazard classification on a site is less than the quantity specified for the Rural Zone in Table 6.1 contained within Appendix 6 (Hazardous Substances).
P2	(d) The storage or use of radioactive materials if it is: (ix) an approved equipment for medical and diagnostic purposes; or (x) specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.
C1	(j) The storage of the following maximum volumes of fuel for retail sale within a service station: (x) 100,000 litres of petrol in underground storage tanks; (xi) 50,000 litres of diesel in underground storage tanks; and (xii) 6 tonnes of LPG (single vessel storage). (k) Council's control is reserved over the following matters: (vi) The proposed site design and layout in relation to: G. the sensitivity of the surrounding natural, human and physical environment; potential hazards and exposure pathways arising from the proposed facility, including cumulative risks with other facilities; H. interaction with natural hazards (flooding, instability), as applicable. proposed emergency management planning (spills, fire and other relevant hazards); (iii) Procedures for monitoring and reporting of incidents.
D1	The use, storage or disposal of hazardous substances that does not comply with Rule 22.2.4 P1, P2 or C1.

Chapter 23 – Country Living Zone

23.2.4 Hazardous substances

P1	(b) The use, storage or disposal of any hazardous substance where: (ii) The aggregate quantity of any hazardous substance of any hazard classification on a site is less than the quantity specified for the Country Living Zone in Table 6.1 contained within Appendix 5 (Hazardous Substances); and (iii) The storage or use of radioactive materials is in approved equipment for medical and diagnostic purposes, or specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.
P2	(e) The storage or use of radioactive materials if it is: (xi) an approved equipment for medical and diagnostic purposes; or (xii) specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.
C1	(f) The storage of the following maximum volumes of fuel for retail sale within a service station: (xiii) 100,000 litres of petrol in underground storage tanks; (xiv) 50,000 litres of diesel in underground storage tanks; and (xv) 6 tonnes of LPG (single vessel storage). (m) Council reserves its control over the following matters: (vii) The proposed site design and layout in relation to: I. the sensitivity of the surrounding natural, human and physical environment; potential hazards and exposure pathways arising from the proposed facility, including cumulative risks with other facilities; J. interaction with natural hazards (flooding, instability), as applicable. proposed emergency

	management planning (spills, fire and other relevant hazards); (iv) Procedures for monitoring and reporting of incidents.
D1	The use, storage or disposal of hazardous substance that does not comply with Rule 23.2.4 P1, P2 or C1.

Chapter 24 – Village Zone

24.2.5 Hazardous substances

P1	(d) The use, storage or disposal of any hazardous substances where: (v) The aggregate quantity of hazardous substances of any hazard classification on a site is less than the quantity specified for the Residential zone in Table 5.1 contained within Appendix 5 (Hazardous Substances).
P2	(f) The storage or use of radioactive materials is: (xiii) An approved equipment for medical and diagnostic purposes; or (xiv) Specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.
D1	The use, storage or disposal of any hazardous substances that does not comply with Rule 24.2.5 P1 or P2.

Chapter 25 – Reserve Zone

25.2.5 Hazardous substances

P1	(a) The use, storage or disposal of any hazardous substance where: (i) The aggregate quantity of any hazardous substances of any hazard classification on a site is less than the quantity specified for the Reserve Zone in Table 5.1 contained within Appendix 5 (Hazardous Substances); (ii) The storage or use of radioactive materials is in approved equipment for medical and diagnostic purposes, or specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.
D1	The use, storage or disposal of any hazardous substances that does not comply with Rule 25.2.5 P1

Chapter 26 – Motorsport and Recreation Zone

26.2.9 Hazardous substances – all precincts

P1	(a) The use, storage or disposal of any hazardous substances where: (iii) The aggregate quantity of hazardous substances of any hazard classification on a site is less than the quantity specified for the Motorsport and Recreation Zone in Table 6.1 contained within Appendix 6 (Hazardous Substances); (iv) The storage or use of radioactive materials is in approved equipment for medical and diagnostic purposes, or specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.
C1	(a) Service station with a maximum storage for retail sale of: (n) 100,000 litres of petrol in underground storage tanks; (o) 50,000 litres of diesel in underground storage tanks; (p) 6 tonnes of LPG (single vessel storage). (b) Council's control is reserved over the following matters: (i) The proposed site design and layout in relation to: D. The sensitivity of the surrounding natural, human and physical environment; potential hazards and exposure pathways arising from the proposed facility, including cumulative risks with other facilities;

	<p>E. Interaction with natural hazards (flooding, instability), as applicable.</p> <p>(ii) proposed emergency management planning (spills, fire and other relevant hazards);</p> <p>(iii) Procedures for monitoring and reporting of incidents.</p>
D1	The use, storage or disposal of any hazardous substances that do not comply with Rule 26.2.9 P1 or C1.

Chapter 27 – Te Kowhai Airpark Zone

27.2.11 Hazardous Substances

P1	<p>(a) In ALL PRECINCTS, the use, storage or disposal of any hazardous substance where:</p> <p>(i) The aggregate quantity of hazardous substance of any hazard classification on a site is less than the quantity specified for Te Kowhai Airpark Zone in Table 5.1 contained within Appendix 5 (Hazardous Substances);</p> <p>(ii) The storage or use of radioactive materials is in approved equipment for medical and diagnostic purposes, or specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.</p>
C1	<p>(c) Fuel storage and refuelling infrastructure, including self-automated dispensing facilities in PRECINCTS A AND B must not exceed:</p> <p>(iv) An aggregate of 100,000 litres of petrol or aviation fuel in underground storage tanks; and</p> <p>(v) An aggregate of 50,000 litres of diesel in underground storage tanks; and</p> <p>(vi) An aggregate of 6 tonnes of LPG (single vessel storage).</p> <p>(d) Council reserves its control over the following matters:</p> <p>(ii) The proposed site design and layout in relation to:</p> <p>(iii) The sensitivity of the surrounding natural, human and physical environment; potential hazards and exposure pathways arising from the proposed facility, including cumulative risks with other facilities;</p> <p>(iv) Interaction with natural hazards such as flooding, instability;</p> <p>(v) Proposed emergency management planning (spills, fire and other relevant hazards);</p> <p>(vi) Procedures for monitoring and reporting of incidents.</p>
D1	The use, storage or disposal of any hazardous substance that does not comply with one or more of the conditions in Rule 27.2.11.P1 or C1.

Chapter 28 – Rangitahi Peninsula Zone

28.2.5 Hazardous substances

P1	<p>(a) The use, storage or disposal of any hazardous substances where:</p> <p>(i) The aggregate quantity of hazardous substances of any hazard classification on a site is less than the quantity specified for the Rangitahi Peninsula Zone in Table 5.1 contained within Appendix 5 (Hazardous Substances); and</p> <p>(ii) The storage or use of radioactive materials is in approved equipment for medical and diagnostic purposes, or specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.</p>
C1	<p>(a) Service station with a maximum storage for retail sale of:</p> <p>(i) 100,000 litres of petrol in underground storage tanks; and</p> <p>(ii) 50,000 litres of diesel in underground storage tanks; and</p> <p>(iii) 6 tonnes of LPG (single vessel storage).</p> <p>(b) Council's control is reserved over the following matters:</p> <p>(iv) The proposed site design and layout in relation to:</p> <p>F. The sensitivity of the surrounding natural, human and physical environment; potential hazards and exposure pathways arising from the proposed facility, including cumulative risks with other facilities; and</p> <p>G. Interaction with natural hazards (flooding, instability), as applicable. proposed emergency management planning (spills, fire and other relevant hazards);</p> <p>(v) Proposed procedures for monitoring and reporting of incidents.</p>

D+	The use, storage or disposal of hazardous substances that do not comply with Rule 28.2.5 P1 or C1.
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10.5 Definitions

The following changes are recommended to be made to Chapter 13 of the District Plan:

Contaminated land³⁷	<p><u>Has the same meaning as in section 2 of the RMA.</u></p> <p><u>means land that has a hazardous substance in or on it that—</u></p> <p><u>a. has significant adverse effects on the environment; or</u></p> <p><u>b. is reasonably likely to have significant adverse effects on the environment.</u></p>
Hazardous Substance³⁸	<p><u>Has the same meaning as in section 2 of the RMA:</u></p> <p><u>Includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance.</u></p> <p><u>The Hazardous Substances and New Organisms Act 1996 defines hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance—</u></p> <p><u>a. with 1 or more of the following intrinsic properties:</u></p> <p><u>i. explosiveness:</u></p> <p><u>ii. flammability:</u></p> <p><u>iii. a capacity to oxidise:</u></p> <p><u>iv. corrosiveness:</u></p> <p><u>v. toxicity (including chronic toxicity):</u></p> <p><u>vi. ecotoxicity, with or without bioaccumulation; or</u></p> <p><u>b. which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any 1 or more of the properties specified in paragraph (a).</u></p>
Radioactive material³⁹	<p><u>Means any material that spontaneously emits ionising radiation, including any</u></p>

³⁷ Adopted from the National Planning Standards

³⁸ Adopted from the National Planning Standards

	<u>naturally occurring radioactive material or any nuclear material.</u>
Hazardous Facility⁴⁰	<p><u>Means activities involving hazardous substances and premises at which these substances are used, stored or disposed of. Storage includes vehicles for their transport located at a facility for more than short periods of time and excludes:</u></p> <ul style="list-style-type: none"> • <u>fuel stored in mobile plants, motor vehicles, boats and small engines;</u> • <u>the incidental use and storage of hazardous substances in domestic scale quantities;</u> • <u>activities involving sub-classes 1.4, 1.5, 1.6, 6.1D, 6.1E, 6.3, 6.4, 6.5, 9.1D, 9.2D and 9.3.</u>
Hazard⁴¹	<u>Means in the context of hazardous substances, physical situations, processes and action in relation to a hazardous substance that has the potential for adverse effects on people, ecosystems or the built in environment.</u>
Cumulative Risk⁴²	<u>Means in the context of hazardous substances, the risk posed by a hazardous facility added to or multiplied, or otherwise accumulated by risk from other hazardous facilities in the vicinity where risks of one facility can influence the risk of the other.</u>
Storage	Means in the context of hazardous substances or hazardous waste, the containment of a hazardous substance or hazardous waste, either above ground or underground, in enclosed packages, containers or tanks. It includes vehicles used to transport any hazardous substance that are stationary within a hazardous facility for more than short periods of time.
Use	Means in the context of a hazardous substance, the manufacturing, processing or handling of a hazardous substance for a particular activity without necessarily changing the physical state or chemical structure of the hazardous substance involved. This includes mixing, blending and packaging operations, or the use of a hazardous substance as a cooling or heating medium. It does not include the filling or drawing of a hazardous substance from bulk storage tanks unless the processing is permanently connected to the bulk storage, and does not include loading out and dispensing of petroleum products.

³⁹ Consequential amendment resulting from adoption of National Planning Standards

⁴⁰ Submissions [578.48]Ports of Auckland, [680.139] Federated Farmers of New Zealand

⁴¹ Submission [749.49] Housing New Zealand Corporation

⁴² Submission [695.62] from Sharp Planning Solutions Ltd

10.6 Appendix 5: Hazardous Substances

The following changes are recommended to be made to Appendix 5 (Chapter 29 of the District Plan):

Table 5.1 Activity Status Table - Permitted Activity Thresholds

HSNO Class and Sub-Class (aggregate quantities)	Zone	Zone	Zone
		17. Business 18. Business Town Centre 19. Business Tamahere 20. Industrial 21. Heavy Industrial 26. Hampton Downs Motor Sport and Recreation 27. Te Kowhai Airpark 22. Specific Area - Agricultural Research Centre Campus	22. Rural 25. Reserve
Explosive Class I			
Maximum quantity (measured in tonnes or m³)			
Sub-class 1.1	0.05	0.02	0
Sub-class 1.2	0.5	0.2	0
Sub-class 1.3	1.5	0.5	0
Sub-class 1.2 and 1.3 when stored with sub-class 1.1	0.05	0.02	0
Flammable gas/aerosol Class 2			
Maximum quantity (measured in tonnes or m³)			
Sub-class 2.1 (all)	1 (2,000m ³)	0.5 (1,000m ³)	0.2 (40m ³)

Sub-class 2.1 within 50m of a more sensitive zone	0.2 (400m ³)	0.1 (200m ³)	n/a
LPG	3	1.5	0.1
LPG within 50m of a more sensitive zone	1	0.5	n/a
Non-hazardous gases Maximum quantity (measured in tonnes or m³)			
All non-hazardous gases	5 (10m ⁰⁰⁰ m ³)	2 (4,000m ³)	0.1 (200m ³)
Flammable liquids Class 3 Maximum quantity (measured in tonnes or m³)			
Sub-class 3.1A and 3.1B	6	2	0.1
Sub-class 3.1A and 3.1B within 50m of a more sensitive zone	2	0.6	n/a
Sub-class 3.1C	20	6	0.3
Sub-class 3.1D	60	20	1
Sub-class 3.2 (all)	3	1	0.05
Flammable solids Class 4 Maximum quantity (measured in tonnes or m³)			
Sub-class 5.1.1 (all)	3	1.5	0.05
Sub-class 4.2 (all)	1	0.4	0.02
Sub-class 4.3 (all)	1	0.4	0.02

Oxidising capacity Class 5		Maximum quantity (measured in tonnes or m³)	
Sub-class 5.1.1 (all)	3	1.5	0.05
Sub-class 5.1.2 Gases	1,000m ³	400m ³	40m ³
Sub-class 5.2 (all)	1	0.5	0.02
Toxic Class 6		Maximum quantity (measured in tonnes or m³)	
Sub-class 6.1 Gases	300m ³	100m ³	0
Sub-class 6.1A	0.5	0.2	0
Sub-class 6.1A within 50m of a more sensitive zone	0.2	0.1	n/a
Subclass 6.1B	6	2	0.05
Sub-class 6.1B within 50m of a more sensitive zone	2	1	n/a
Sub-class 6.1C and 6.6-6.9	20	6	0.3
Sub-class 6.1C and 6.6-6.9 within 50m of a more sensitive zone	6	2	n/a
Corrosive Class 8		Maximum quantity (measured in tonnes or m³)	
Sub-class 8.1, 8.2A and 8.3	6	2	0.05
Sub-class 8.2B and 8.2C	20	10	0.3
Eco-toxic Class 9		Maximum quantity (measured in tonnes or m³)	

Sub-class 9.1A, 9.2A and 9.4A	0.5	0.5	0.5
Sub-class 9.1A, 9.2A and 9.4A within > or < = 30m of a watercourse	0.1	0.1	0.1
Sub-class 9.1B, 9.2B and 9.4B	10	10	10
Sub-class 9.1B, 9.2B, and 9.4B within > or < = 30m of a watercourse	3	3	3
Sub-class 9.1C, 9.2C, and 9.4C	30	30	30
Sub-class 9.1C, 9.2C and 9.4C within > or < = 30m of a watercourse	10	10	10
High Biological Oxygen Demand (BOD₅)(>10,000 mg/l)			
<u>High Biological Oxygen Demand (BOD₅)(>10,000 mg/l) <30m of a watercourse</u>	100	40	20
<u>High Biological Oxygen Demand (BOD₅)(>10,000 mg/l) >30m of a watercourse</u>	40	20	20

Rule 1:

For the purpose of the table, a hazardous substance shall have the class and sub-class given by the Environmental Protection Authority when approving the importation and manufacture of that substance under the Hazardous Substances and New Organisms Act 1996. Use, storage and disposal of hazardous substance sub-classes 1.4, 1.5, 1.6, 6.1D, 6.1E, 6.3, 6.4, 6.5, 9.1D, 9.2D, and 9.3 are exempt from this table.

Rule 2:

Quantities are given in t (tonnes), except all permanent or compressed gases, which are measured in m³ (cubic metres) at standard temperature and pressure (20°C and 101.3 kPa).

Rule 3:

The tables specify the total quantities of hazardous substances for each hazard classification (aggregates). That is 0.5 tonnes of one Class 5.1 substance + 0.25 tonnes of another Class 5.1 substance = 0.75 tonnes of Class 5.1 This 0.75 tonnes is the amount to use to assess whether consent is required.

Rule 4:

Many substances have more than one hazardous property. The activity status must be determined for each hazard classification and the most onerous activity status shall apply. For example, petrol is classified as a highly flammable liquid (3.1A), toxic (6.1E – not included in this table), mildly irritating to skin (6.3B – not included in this table), a suspected human carcinogen (6.7B) and eco-toxic to the aquatic environment (9.1B). The flammability determines the activity status in this case.

Rule 5:

'n/a' means: not applicable; 'all' means all categories in each hazard sub-class.

Assessment Criteria⁴³

When assessing discretionary applications, the assessment shall include (but is not limited to):

- a. How the hazardous facility is located on the site, taking into account separation from boundaries and other more sensitive land uses;
- b. How the design and proposed management contributes to the minimisation of adverse effects on the environment;
- c. The individual risks of the hazardous facility and cumulative risks with other hazardous facilities in the vicinity, as relevant;
- d. The actual and potential adverse effects associated with the transport of a hazardous substance on road infrastructure or on sensitive land uses along transport routes, if this is a significant aspect of the facility;
- e. Consideration of the risks posed by the occurrence of identified natural hazard events in the area to the hazardous facility;
- f. The degree of social, cultural or economic benefits the facility and its associated storage, use or disposal of hazardous substances will have locally;

⁴³ Submission [697.320] Waikato District Council

g. Whether an assessment of the risks has been provided which contains a level of detail which corresponds to the scale and nature of the facility proposed and the hazardous substances involved. An assessment may need to include the following considerations:

- (i) the sensitivity of the receiving environment to any risks;
- (ii) risk identification (inherent risk) and assessment, and risk management response (residual risk);
- (iii) practicable alternative method of management that would present less risk;
- (iv) how the proposal minimises or mitigates cumulative adverse effects with respect to other hazardous facilities in the area;
- (v) proposed emergency management equipment and plans and the adequacy of overall emergency response capability.

Note: a risk assessment should correspond to the scale and significance of the activity and its risks. A quantitative risk assessment may be required for major hazardous facilities where the risk contributors may be significant or complex. A risk assessment should be undertaken by a suitably qualified and experienced professional.

Comparison of Zone Rules for Hazardous Substances

	Rule 10.1.1 - Hazardous Substances in Sensitive Zones (Residential, Country Living, Village and Rangitahi Peninsula)	Rule 10.1.2 - Hazardous Substances in Rural and Reserve Zones	Rule 10.1.3 - Hazardous Substances in Business and Industrial Zones	Rule 10.1.4- Hazardous Substances in Te Kowhai Airpark	Rule 10.1.5 - Hazardous Substances in Hampton Downs Motor Sport and Recreation Zone	Comparison Notes
PI	(a) <u>The use, storage or disposal of any hazardous substance must meet the following conditions:</u> (i) <u>The aggregate quantity of any hazardous substance of any hazard classification on a site is less than the quantity specified in the Residential, Country Living, Village and Rangitahi Peninsula zones in Table 5.1 Appendix 5 (Hazardous Substances).¹</u>	(a) <u>The use, storage or disposal of any hazardous substances must meet the following conditions:</u> (i) <u>The aggregate quantity of hazardous substances of any hazard classification on a site is less than the quantity specified in the Rural or Reserve Zone in Table 5.1 Appendix 5 (Hazardous Substances).²</u>	(a) <u>The use, storage or disposal of any hazardous substances must meet the following conditions:</u> (i) <u>The aggregate quantity of hazardous substances of any hazard classification on a site is less than the quantity specified in the Business Town Centre, Business Zone, Business Zone Tamahere, Industrial Zone, Heavy Industrial or Agricultural Research Centre Specific Area in Table 5.1 Appendix 5 (Hazardous Substances).³</u>	(a) <u>In ALL PRECINCTS, the use, storage or disposal of any hazardous substance must meet the following conditions:</u> (i) <u>The aggregate quantity of hazardous substance of any hazard classification on a site is less than the quantity specified for Te Kowhai Airpark Zone in Table 5.1 in Appendix 5 (Hazardous Substances);</u>	(a) <u>The use, storage or disposal of any hazardous substances must meet the following conditions:</u> (i) <u>The aggregate quantity of hazardous substances of any hazard classification on a site is less than the quantity specified for the Motorsport and Recreation Zone in Table 5.1 Appendix 5 (Hazardous Substances);</u>	The rules could be combined for PI.
P2	(a) <u>The storage or use of radioactive material if it is:</u> (i) <u>an approved equipment for medical and diagnostic purposes; or</u> (ii) <u>specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.</u>	(a) <u>The storage or use of radioactive material if it is:</u> (i) <u>an approved equipment for medical and diagnostic purposes; or</u> (ii) <u>specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.⁴</u>	(a) <u>The storage or use of radioactive material if it is:</u> (i) <u>an approved equipment for medical and diagnostic purposes, or specified as an exempt activity; or</u> (ii) <u>specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.⁵</u>	(a) <u>The storage or use of radioactive material if it is:</u> (i) <u>an approved equipment for medical and diagnostic purposes, or specified as an exempt activity; or</u> (ii) <u>specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.</u>	(a) <u>The storage or use of radioactive material if it is:</u> (i) <u>an approved equipment for medical and diagnostic purposes, or specified as an exempt activity; or</u> (ii) <u>specified as an exempt activity or article in the Radiation Safety Act and Regulations 2017.⁶</u>	The rules could be combined for P2.
C1		(a) <u>The storage of the following maximum volumes of fuel for retail sale within a service station in the Rural Zone:</u> (i) <u>100,000 litres of petrol in underground storage tanks;</u> (ii) <u>50,000 litres of diesel in underground storage tanks; and</u> (iii) <u>6 tonnes of LPG (single vessel storage).</u> (b) <u>Council's control is reserved over the following matters:</u> (i) <u>The proposed site design and layout in relation to:</u> A. <u>the sensitivity of the surrounding natural, human and physical environment; potential hazards and exposure pathways</u>	(a) <u>The storage of the following maximum volumes of fuel for retail sale within a service station in the Business Town Centre, Business Zone, Industrial Zone or Heavy Industrial Zone:</u> (i) <u>100,000 litres of petrol in underground storage tanks;</u> (ii) <u>50,000 litres of diesel in underground storage tanks; and</u> (iii) <u>6 tonnes of LPG (single vessel storage).</u> (b) <u>Council's control is limited to the following matters:</u> (i) <u>the proposed site design and layout in relation to:</u> <u>the sensitivity of the surrounding natural, human and physical</u>	(a) <u>Fuel storage and refuelling infrastructure, including self-automated dispensing facilities in PRECINCTS A AND B must not exceed:</u> (i) <u>An aggregate of 100,000 litres of petrol or aviation fuel in underground storage tanks; and</u> (ii) <u>An aggregate of 50,000 litres of diesel in underground storage tanks; and</u> (iii) <u>An aggregate of 6 tonnes of LPG (single vessel storage).</u> (b) <u>Council reserves its control over the following matters:</u> (i) <u>The proposed site design and layout in relation to:</u> A. <u>The sensitivity of the surrounding natural, human</u>	(a) <u>Service station with a maximum storage for retail sale of:</u> (a) <u>100,000 litres of petrol in underground storage tanks;</u> (b) <u>50,000 litres of diesel in underground storage tanks;</u> (c) <u>6 tonnes of LPG (single vessel storage).</u> (b) <u>Council's control is reserved over the following matters:</u> (i) <u>The proposed site design and layout in relation to:</u> A. <u>The sensitivity of the surrounding natural, human and physical environment; potential hazards and exposure pathways arising from the</u>	Rules could be combined C1. Although the Te Kowhai Airfield rule refers to aviation fuel and refers to fuel storage and refuelling infrastructure including self-automated dispensing facilities in Precincts A and B. This could be provided as another controlled activity rule (i.e. C2).

¹ Refer to submissions [697.113], [697.113], [697.870], [697.960] Waikato District Council

² Submissions [697.777], [697.1031] from Waikato District Council, [419.14] from Horticulture New Zealand

³ Submission [697.265], [697.708] Waikato District Council

⁴ Submission [697.1031] Waikato District Council

⁵ Submission [697.588] Waikato District Council

⁶ Submission [697.588] Waikato District Council

		<p>arising from the proposed facility, including cumulative risks with other facilities;</p> <p>B. interaction with natural hazards (flooding, instability), as applicable and proposed emergency management planning (spills, fire and other relevant hazards);</p> <p>(ii) Procedures for monitoring and reporting of incidents.⁷</p>	<p>environment; potential hazards and exposure pathways arising from the proposed facility, including cumulative risks with other facilities; and</p> <p>interaction with natural hazards (flooding, instability), as applicable and;</p> <p>proposed emergency management planning (spills, fire and other relevant hazards);</p> <p>proposed procedures for the monitoring and reporting of incidents.⁸</p>	<p>and physical environment; potential hazards and exposure pathways arising from the proposed facility, including cumulative risks with other facilities;</p> <p>B. Interaction with natural hazards such as flooding, instability;</p> <p>C. Proposed emergency management planning (spills, fire and other relevant hazards);</p> <p>Procedures for monitoring and reporting of incidents.</p>	<p>proposed facility, including cumulative risks with other facilities;</p> <p>B. Interaction with natural hazards (flooding, instability), as applicable and proposed emergency management planning (spills, fire and other relevant hazards);</p> <p>Procedures for monitoring and reporting of incidents.</p>	
D1	The use, storage or disposal of any hazardous substances that does not comply with Rule 10.1.1 P1 or P2. ⁹	The use, storage or disposal of hazardous substances that does not comply with Rule 10.1.2 P1, P2 or C1.	The use, storage or disposal of any hazardous substances that does not comply with Rule 10.1.3 P1 or P2.	The use, storage or disposal of any hazardous substance that does not comply with one or more of the conditions in Rule 10.1.4 P1, P2 or C1.	The use, storage or disposal of any hazardous substances that do not comply with Rule 10.1.5 P1, P2 or C1.	The rules could be combined for D1.
D2			A service station that does not comply with Rule 10.1.3 C1. ¹⁰			The rule for the Business and Industrial zones could be combined into either D1 or make a new D2. I recommend using D2 to avoid confusion.
NC1	The use, storage of fuel for retail sale within a service station. ¹¹	The storage of fuel for retail sale within a service station in the Reserve Zone. ¹²	The storage of fuel for retail sale within a service station in the Tamahere Business Zone or Agricultural Research Centre. ¹³			The rule can be combined making it clear which zones this rule relates to (e.g. Residential, Country Living, Village, Rangitahi Peninsula zones, in the Tamahere Business Zone or Agricultural Research Centre and in the Reserve Zone)
NC2	Any new hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centre line of a National Grid Transmission Line. ¹⁴	Any new hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centre line of a National Grid Transmission Line. ¹⁵	Any new hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centre line of a National Grid Transmission Line. ¹⁶			The rule could be combined for NC2. The rule would cover all zones despite it not applying to some zones.

⁷ Submission [697.628] Waikato District Council

⁸ Submission [697.628] Waikato District Council

⁹ Refer to submission [697.871] Waikato District Council

¹⁰ Submission [697.266] Waikato District Council

¹¹ Refer to submission [697.114], [697.872], [697.961] Waikato District Council

¹² Submission [697.1032] Waikato District Council

¹³ Submission [697.589] from the Waikato District Council

¹⁴ Refer to submission [697.115], [697.873], [697.962] Waikato District Council

¹⁵ Submission [697.778], [697.1033] Waikato District Council

¹⁶ Submission [697.629], [697.703] from Waikato District Council