

5 Performance standards - all activities

5.1 Conservation

No change.

5.2 Noise

No change.

5.3 Vibration

No change.

5.4 Lighting and glare

No change.

5.5 Air emissions

No change.

5.6 Management and disposal of waste

No change.

5.7 Use and storage of hazardous substances

5.7.1 Hazardous facilities management

- (i) The Hazardous Facility Screening Procedures (HFSP), shall be used to identify the appropriate level of scrutiny to process an application for a proposed hazardous facility.
- (ii) Where appropriate, site management systems and emergency plans shall be prepared and operated. Any activity operator using, producing or storing Hazardous Substances shall, prior to the commencement of the activity, consult with the District Council to determine whether a site management or emergency plan is required.
- (iii) The HFSP will be used as a screening tool to assist in making decisions on:
 - (a) Whether a proposed hazardous facility is permitted, subject to defined minimum conditions; or
 - (b) Whether it requires a consent and additional, merit-based assessment of risks.

Advice note: The HFSP shall be applied to all proposed new facilities using or storing hazardous substances.

Objectives/Policies		
3.3.2.2	O1	P1, P2

5.7.2 Consent status matrix

(i) Permitted activities

Any hazardous facility with an effects ratio equal to or below the effects ratio specified for the zone in which it proposes to locate, as indicated in the Consent Status Matrix below.

(ii) Discretionary activities

Any hazardous facility with an effects ratio above the effects ratio specified for the zone in which it proposes to locate, as indicated in the Consent Status Matrix below.

(iii) If any hazardous facility or sub-facility is located within 20 metres of a sensitive water resource such as a stream, a lake or a water bore, all permissible hazardous substances quantities need to be multiplied by a factor of 0.3.

(iv) The following quantities of hazardous substances are permitted within the zones as listed in association with the typical activities listed.

For other substances and activities the consent status matrix should be applied using the hazardous facilities screening procedures. Council staff can assist you in the use of the procedure.

As is stated in 5.7.2 (ii) above, the use of quantities above those stated will require discretionary resource consent. The multiple use or storage of substances shall be deemed to be a restricted discretionary activity unless otherwise complying with 5.7.3 (i) and 5.7.2 (iv) the rural separate sub-facilities column.

Permitted activity quantities by zone				
	Substance	Unit measure	Rural	For rural separate sub-facilities (more than 30m apart*)
Typical farming activities	Diesel/Oil	litres	2000	22,500
	Petrol/Flammable Liquids	litres	500	7,500
	Detergents/sanitisers/bleaches	litres	500	2,250
	Animal remedies	litres/kg	400	2,250
	Pesticides	litres/kg	120	225

**Note: If major hazardous substances groups on farms are stored on separate sub-facilities more than 30 metres away from each other, this increases the permissible maximum quantities to those shown in the right hand column.*

Typical business activities	Engineers and metal workers	Unit measure	Industrial (not sch)	Business
	Oxygen	m3	70	15
	Acetylene	m3	70	15
	Propane/LPG	kg	135	30
	Flammable Liquids	litres	1160	230
	Corrosives	litres	320	60

Typical business activities	Engineers and metal workers	Unit measure	Industrial (not sch)	Business
	Transport businesses	Unit measure	Industrial (not sch)	Business
	Oxygen	m3	130	20
	Acetylene	m3	130	20
	Oil	litres	2440	490
	Flammable Liquids	litres	825	165
	Auto mechanic businesses	Unit measure	Industrial (not sch)	Business
	Oxygen	m3	40	10
	Acetylene	m3	40	10
	Oil	litres	4980	1000
	Flammable Liquids	litres	700	140
	Car care products	litres	230	50
	Silicone	litres	230	50
	Dry cleaners	Unit measure	Industrial (not sch)	Business
	Perchloro-ethylene	litres	1900	380
	Bleaches	litres/kg	355	70
	Soaps/ spotting agents	litres/kg	765	150
	Hydro-fluoric acid	litres	20	3
	Ammonia Solution (<35%)	litres	70	10
	Furniture manufacturers and the like	Unit measure	Industrial (not sch)	Business
	Paints/lacquers	litres	810	160
	Solvents/thinners	litres	370	70
	Glues/adhesives	litres	400	80
	Resin/filler	litres	280	60
	Linseed Oil	litres	30	10
	Panel beaters and spray painters	Unit measure	Industrial (not sch)	Business
	Oxygen	m3	20	4
	Acetylene	m3	20	4
	Flammable Liquids	litres	1340	270
	Body Filler, Bog	litres	35	10
	Paint stripper	litres	15	3
	Rust proofer	litres	20	4
	Printers	Unit measure	Industrial (not sch)	Business
	Printing Inks	litres	750	150
	Flammable Liquids	litres	1000	200
	Photographic solutions	litres	100	20
	Tyre retreading businesses	Unit measure	Industrial (not sch)	Business
	Flammable liquids	litres	1125	225
	Glue/vulcanising cement	litres	470	90
	Black tyre paint	litres	275	55
	Car rental businesses	Unit measure	Industrial (not sch)	Business
	Detergents	litres	230	50
	Car care products	litres	1150	230

Typical business activities	Engineers and metal workers	Unit measure	Industrial (not sch)	Business
	Oil (Hydraulic/lubricating)	litres	300	60
	Flammable liquids	litres	110	20

(v) Consent Status Matrix

Zone	Effects ratio for permitted activities	Effects ratio for discretionary activities
Industrial (scheduled sites)	≤1	>1
Industrial (non scheduled sites)	≤0.5	>0.5
Business	≤0.1	>0.1
Rural	≤0.75	>0.75
Residential	≤0.02	>0.02
Kaitiaki (Conservation)	0	>0

Objectives/Policies		
3.3.2.2	O1	P1, P2

5.7.3 Exemptions from the HFSP

The following activities shall be exempted from compliance with the HFSP and the conditions in 5.7.4, but shall comply with the remainder of this plan:

- (i) Existing facilities will not be subject to the HFSP unless they significantly expand or alter their operations. A significant alteration occurs when the effects of the use are not the same or similar in character, intensity or scale as previously, as defined in Sections 10, 10A and 20 of the Resource Management Act. In circumstances where the expansion or alteration results in an increase in storage capacity, or the use of hazardous substances, of 20% or more, or there is a change in the type of process carried out on the site, the operator shall apply for and receive a Certificate of Compliance pursuant to Section 139 RMA prior to undertaking the alteration or expansion.
- (ii) The retail sale of petrol, up to a storage of 100,000 litres of petrol in underground storage tanks and up to 50,000 litres of diesel, provided that the "Code of Practice for the Design, Installation and Operation of Underground Petroleum Systems", published by the Department of Labour - OSH, is used.
- (iii) Retail LPG outlets, with storage of up to 6 tonnes (single vessel storage) of LPG. Council shall have regard to the "Australian Standard (AS 1596-1989) for LP Gas Storage and Handling - Siting of LP Gas Automotive Retail Outlets".
- (iv) The use, including the manufacture for use, of explosives (UN Class 1.1) in quarries (or in mineral extraction) provided that regard is had to the provisions of the Health and Safety in Employment Act 1992 and the Explosives Act 1957 (or any substituted legislation) and all relevant regulations and Codes of Practice.
- (v) Liquid milk storage provided that any spillage is prevented from entering a water course or body or from seeping into an underground water supply.
- (vi) Other Activities:
 - (a) Trade waste sewer and waste treatment or disposal facilities;

- (b) Storage or use of hazardous consumer products for private domestic purposes;
- (c) Retail outlets but not wholesaling for the domestic usage sale of hazardous substances (e.g. supermarkets, hardware shops, pharmacies);
- (d) Facilities using genetically modified or new organisms;
- (e) Developments that are or may be hazardous but do not involve hazardous substances (e.g. mineral extraction, high voltage transmission lines, radio masts, electrical substations);
- (f) Gas and oil pipelines;
- (g) Fuel in motor vehicles, boats and small engines such as weed eaters, lawnmowers, chainsaws etc;
- (h) Storage and use of hazardous substances in association with any temporary military training activity provided that all such hazardous substances and any contaminants that may result from the use of those substances are removed from the site at the completion of the military training exercise.

Objectives/Policies		
3.3.2.2	O1	P1, P2

5.7.4 Minimum conditions for hazardous facilities

The following minimum conditions address the discharge of liquids and solids and shall apply to all hazardous facilities.

(a) Site design

1. Any part of a hazardous facility site where hazardous substances are used for their intended function shall be designed, constructed and managed in a manner that prevents:
 - (i) Any effects of the intended use from occurring outside of the intended target area;
 - (ii) The entry or discharge of the hazardous substance into the stormwater drainage system;
 - (iii) The entry or discharge of the hazardous substance into the sewerage system unless permitted by the sewerage utility operator.
2. Any part of a hazardous facility site where hazardous substances are used, stored, manufactured, mixed, packaged, loaded, unloaded or otherwise handled shall be designed, constructed and managed in a manner that prevents:
 - (i) The contamination of any land and/or water (including groundwater and potable water supplies) in the event of a spill or other unintentional release of hazardous substances;
 - (ii) The entry or discharge of the hazardous substance into the stormwater drainage system in the event of a spill or other unintentional release;
 - (iii) The entry or discharge of the hazardous substance into Council's sewerage system in the event of a spill or other unintentional release.
3. The hazardous facility site shall be designed, constructed and managed in a manner that any stormwater originating on or collected on the site that has become contaminated:

- (i) Does not contaminate any land and/or water (including groundwater and potable water supplies) by acting as a transport medium for hazardous substances unless permitted by a resource consent;
- (ii) Does not enter or discharge into the stormwater drainage system;
- (iii) Does not enter or discharge into the sewerage system unless permitted by the sewerage utility operator.

Adherence to the following design guidelines is deemed to comply with this condition:

3.1 Spill containment system

The parts of the hazardous facility site described in parts A.2 and A.3 above shall be serviced by a spill containment system that is:

- (i) Constructed from impervious materials resistant to the hazardous substances used, stored, manufactured, mixed, packaged, loaded, unloaded or otherwise handled on the site;
- (ii) Able to contain the maximum volume of the largest tank used, or where drums or other containers are used, able to contain half of the maximum volume of substances stored or otherwise in accordance with the requirements of the Toxic Substances Regulations 1983 (regulation 17A (3)) relating to connected bulk containers where relevant;
- (iii) Able to prevent any spill or other unintentional release of hazardous substances, and any stormwater and/or fire water that has become contaminated, from entering the stormwater drainage system;
- (iv) Able to prevent any spill or other unintentional release of hazardous substances, and any stormwater and/or fire water that has become contaminated, from discharging into or onto land and/or water (including groundwater and potable water supplies) unless permitted by a resource consent.

3.2 Stormwater drainage

All stormwater grates on the site shall be clearly labelled [to comply with the Development Manual](#).

3.3 Washdown areas

Any part of the hazardous facility site where vehicles, equipment or containers that are or may have become contaminated with hazardous substances are washed shall be designed, constructed and managed to prevent the effluent from the washdown area from:

- (i) Entry or discharge into the stormwater drainage system;
- (ii) Entry or discharge into the sewerage system unless permitted by the sewerage utility operator;
- (iii) Discharge into or onto land and/or water (including groundwater and potable water supplies) unless permitted by a resource consent.

(b) Underground storage tanks

Underground tanks for the storage of petroleum products shall be designed, constructed and managed to prevent leakage and spills.

Council shall have regard to the Code of Practice for "Design, Installation and Operation of Underground Petroleum Systems" (Department of Labour - Occupational Safety and Health) is deemed to be one method of complying with this condition.

(c) Signage

Any hazardous facility shall be adequately signposted to indicate the nature of the substances stored, used or otherwise handled. Adherence to the following methods will be deemed to be compliance with this rule:

- (i) The Code of Practice for "Warning Signs for Premises Storing Hazardous Substances" of the New Zealand Chemical Industry Council, or any other Code of Practice approved by the New Zealand Fire Service;
- (ii) Regulations under the Hazardous Substances and New Organisms Act 1996 including the transitional Dangerous Goods Regulations and any relevant subsequent regulations.

Adherence to the Code of Practice for "Warning Signs for Premises Storing Hazardous Substances" of the New Zealand Chemical Industry Council, or any other Code of Practice approved by the New Zealand Fire Service is deemed to be one method of complying with this condition.

(d) Waste management

1. Any process waste or waste containing hazardous substances shall be managed to prevent:
 - (i) The waste entering or discharging into the stormwater drainage system;
 - (ii) The waste entering or discharging into the sewerage system unless permitted by the sewerage utility operator;
 - (iii) The waste discharging into or onto land and/or water (including groundwater and potable water supplies) unless permitted by a resource consent.
2. The storage of any process waste or waste containing hazardous substance shall at all times comply with the provisions of Appendix 4.
3. The storage of any waste containing hazardous substance shall be in a manner that prevents:
 - (i) The exposure of flammable substances to ignition sources;
 - (ii) The corrosion or other alteration of the containers used for the storage of the waste;
 - (iii) The unintentional release of the waste.
4. Any hazardous facility generating waste containing hazardous substances shall dispose of these wastes to appropriately permitted facilities, or be serviced by a reputable waste disposal contractor.

Objectives/Policies		
3.3.2.2	O1	P1, P2

Explanation

Council has adopted an approach to managing hazardous facilities that focuses on assessing potential adverse effects of three kinds:

- Effects caused by fire and/or explosion;
- Effects on human health;
- Environmental effects.

Possible adverse effects of hazardous substances can be predicted by the hazard of the substance and the anticipated consequences of its release. Adverse effects include:

- Contamination of water, soil and air;
- Short and long term damage to ecosystems;

- Accumulation of persistent substances in the bodies of humans and animals, resulting in chronic and/or long term damage to their health;
- Acute damage to human health through exposure to substances affecting skin, mucous membranes, respiratory and digestive systems;
- Damage to the environment from fire or explosion events;
- Damage to human health and property from fire or explosion events.

In order to assess the hazard posed by various substances and the risk they present, Council has adopted the Hazardous Facility Screening Procedure for use in assessing hazardous activities or facilities.

5.8 Regular stock movement within a road

No change.