

34**RULES FOR HAZARDOUS SUBSTANCES
AND CONTAMINATED LAND****Activities Table***Policies 17.4.1, 17.4.2, 17.4.4*

34.1	Activities	All Zones
	The storage, use, handling and production of hazardous substances which complies with standards 34.2 and 34.3	P
	The storage, use, handling and production of hazardous substances which does not comply with standards 34.2 and 34.3	D
	The use, development or subdivision of any contaminated site	D
Advice note		
For any activity within the Stream/River Corridor, Overflow Path, Ponding Area or Erosion Hazard Area, applicants are advised to consult the Wellington Regional Council to determine if regional consent is also required.		

Key	P Permitted activity which complies with standards for permitted activities specified in the Plan
	D Discretionary activity

Standards for Permitted Activities

34.2 All areas within a site where hazardous substances are stored, used, handled or produced shall be sealed and bunded. All bunds shall be sealed or constructed from impervious materials, and shall be able to contain 110% of the total volume of substances stored and used on-site in the event of a spill. Underground storage of hazardous substances and all storage of lighter than air gases and LPG are exempt from the bunding requirements.

Policy 17.4.1

34.3 Surface water from all areas within a site where hazardous substances are stored, used, handled or produced shall be drained to an interceptor which will prevent contaminants being discharged into the Council's stormwater reticulation system.

Policy 17.4.1

Discharges that meet the requirements of The Environmental Guidelines for Water Discharges from Petroleum Industry Sites in New Zealand (MfE 1998) are deemed to comply with this standard.

34.4 The following are exempt from the standards for permitted activities:

Policy 17.4.1

- Trade waste sewers and landfills.
- Storage or use of hazardous consumer products for private domestic purposes.
- Storage or use of hazardous products in educational facilities.
- Retail sale of hazardous substances for domestic use.
- Use of explosives and ammunition.
- Gas and oil pipelines.
- Transformers mounted on poles.
- The application of agricultural chemicals.
- The use of fuel to power vehicles and engines.
- Hazardous substances in transit or in temporary (less than 24 hours) storage.

Matters for Consideration

34.5 Matters that may be relevant in the consideration of any resource consent may include the following:

Environmental Risk Assessment

A qualitative or quantitative risk assessment is required, by a suitably qualified person, identifying any risk to both the environment and the community with particular attention to:

1. The sensitivity of the surrounding natural and physical environment, including:
 - Aquifers, wetlands, streams/rivers/lakes.
 - Nature of subsoil.
 - Ecosystems, habitats, important stands of native vegetation, identified ecological areas and the potential of the substances to damage or destroy the life-supporting capacity of the habitats or the environment.

2. Methods and location for the disposal of the hazardous substances or contaminants.
3. Susceptibility of the site to natural hazards including flood hazards, the presence of other active geological or geomorphological processes and the probability of a hazard event occurring. An assessment of the scale and probability of flood hazards occurring, the potential impact of a breach and how the facility is designed to avoid flood water mixing with hazardous substances and escaping from the site.
4. Site drainage and off-site infrastructure (for example stormwater, sewer type and capacity).
5. Cumulative and synergistic effects, and bioaccumulation of hazardous substances used, stored, manufactured or disposed of.
6. The number of people potentially at risk from the activity, and:
 - the risk to health and safety of adjacent property and people in the locality;
 - location of sensitive activities (for example hospitals, educational and child care facilities, dwellings, parks and reserves, heritage or cultural sites, places of public assembly and the like);
 - suitability of the surrounding area for future residential growth.
7. Monitoring systems.

Risk mitigation

Consideration will be given to specific emergency procedures and equipment related to the particular activity's risk. Specific conditions may be imposed to ensure that any undue risks are avoided or mitigated, including the preparation and use of a site management plan, and compliance with relevant industry codes of practices and standards.

Alternatives

Consideration will be given to any possible alternative locations or practicable methods for undertaking the activity, if it is likely that an activity will produce any significant adverse effects on the environment.

Access and traffic safety

Whether vehicles transporting hazardous substances unnecessarily use minor or local streets (especially residential). Conditions may be imposed, in some cases, which require access along specified routes. Of particular concern is the location of entry and exit points to the site and their interrelation with existing intersections and/or land constraints, to ensure safety of operation.