

## CL - Contaminated Land

Contaminated land (CL) relates to any site where hazardous substances occur in concentrations that are likely to pose an immediate or long-term hazard to human health or the environment – this can include industrial and commercial sites as well as sports fields. Sites of this nature may have been used, or are currently being used, for industrial processing, storage and use of hazardous substances including agricultural sprays, industrial chemicals or fuel, or the disposal of hazardous waste.

Horizons Regional Council has identified through its Regional Policy Statement the need to prepare a regional inventory of contaminated sites. Several sites in the District have been identified as potentially contaminated, assessed and confirmed as contaminated, or formerly contaminated.

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCSCS) provide a national environmental standard for activities on land where soil contamination may present a risk to human health. The Council is responsible for applying and enforcing the provisions of the NESCSCS.

The NESCSCS sets out a range of planning controls relating to activities on contaminated or potentially contaminated land. These include methods to establish whether land is contaminated such as whether an associated activity or industry listed in the Hazardous Activities and Industries List (HAIL) has or is likely to have been undertaken on the land. The NESCSCS requires that land affected by contaminants is identified and assessed before it is developed and, if necessary, is either remediated or the contaminants contained to ensure that it is safe for human use.

### Issue

#### CL-I1

The subdivision, use, and development of contaminated land can lead to adverse effects on human health, particularly when essential remediation or management measures have not been undertaken prior to use.

### Objectives

#### CL-O1

The risks to human health from contaminated land are avoided, remedied or mitigated.

## Policies

### CL-P1

Identify sites that are known to contain contaminated soil as a result of current and historical land use and activities.

### CL-P2

Ensure that contaminated or potentially contaminated land is suitable for use and minimises the risk to human health by requiring investigation, remediation or management, where necessary, at the time of any subdivision, site re-development or change in land use.

## Rules

There are no rules regarding contaminated land in the District Plan. The NESCS manages subdivision, use and development of potentially contaminated land and may require resource consent for these activities separately. The Council holds information that may assist in establishing whether HAIL listed activities or industries either currently operate or previously operated on the land.

# Appendix F – Hazardous Facility Screening Procedure

## 1 Rules Applying to Hazardous Facilities

The Hazardous Facility Screening Procedure (HFSP) will be applied to all proposed new facilities manufacturing, using or storing hazardous substances or generating hazardous wastes.

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 is defined by Sections 10, 10A and 20 of the Resource Management Act. In general, a significant change can be defined as a 20-30% or higher increase in the storage or use of hazardous substances, or a change in the type of process carried out on the site. It is unlikely that the replacement of tanks or other equipment would attract screening by the HFSP unless this would enable a considerable increase in the storage or use of hazardous substances.

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. The risk assessment for a discretionary activity will take account of the matters outlined in Section 1.3 below.

Currently various legislative requirements exist which deal with the safety aspects of hazardous substances used or stored on site or when they are transported and disposed off-site. Other relevant legislation which applies to hazardous substances includes:

- Hazardous Substances and New Organisms Act 1996
- Building Act 1991
- Radiation Protection Act 1965 and Regulations
- Ozone Layer Protection Act 1996
- Health and Safety in Employment Act 1992;
- Animal Remedies Act 1967 and Regulations

Land Transport Act 1993 and New Zealand Standard 5433: 1988 – Code of Practice for the Transport of Hazardous Substances on Land.

Regulations under the Hazardous Substances and New Organisms Act 1996 (HSNO) are currently being developed and will include technical standards for the use, storage,

inspection, identification and regulation of individual hazardous substances. However, the HSNO Act does not address the effects on the environment or other properties of activities involving hazardous substances in various combinations and quantities. This is left to local authorities under Sections 30 and 31 of the Resource Management Act 1991.

The Regional Policy Statement for Manawatu-Wanganui states that the Regional Council will assume responsibility for managing the effects of hazardous substance disposal and territorial local authorities have the responsibility for managing the effects of the use, storage and transportation of hazardous substances. In response, this section of the Plan contains rules relating to the effects of the use and storage of hazardous substances. In relation to the transportation of hazardous substances, district plan rules have not been considered necessary as this aspect is adequately controlled by a range of other existing legislation, New Zealand Standards and codes of practice.

## 1.1 Consent Status Matrix and Rules

### 1.1.1 Permitted Activities.

The following are permitted activities provided that the performance standards in Section 1.2 below are complied with:

- a. 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 following Consent Status Matrix (refer to section 2 below to calculate the Effects Ratio).
- b. Service stations which are deemed to be a permitted activity in the relevant zone rules and which store fuels in volumes not exceeding the following amounts:
  - petrol – 100,000 litres in underground storage tanks
  - diesel – 50,000 litres in underground storage tanks
  - LPG – 6 tonnes single vessel storage

### 1.1.2 Discretionary Activities.

- a. 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 following Consent Status Matrix (refer to section 2 below to calculate the Effects Ratio).
- b. Service stations which are deemed to be a discretionary activity in the relevant zone rules and service stations which exceed the limits in 1.1.1(b) above or any permitted activity standard.

### 1.1.3 Consent Status Matrix.

The Consent Status Matrix of Hazardous Facilities

Zone	Effects Ratio for Permitted Activities	Effects Ratio for Discretionary Activities
Manufacturing and Airport	$\leq 1.0$	$> 1.0$
Central Commercial	$\leq 0.2$	$> 0.2$
Outer Commercial	$\leq 0.2$	$> 0.2$
Neighbourhood Commercial	$\leq 0.1$	$> 0.1$
Residential, Settlement and Restricted Services Residential	$\leq 0.05$	$> 0.05$
Rural, Coastal Special Management Zone	$\leq 0.5$	$< 0.5$
Reserves and Open Spaces Zone	$\leq 0.1$	$> 0.1$

## 1.2 Performance Standards

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

### 1.2.1 Site design.

- a. 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 the sewerage system in the event of a spill or other unintentional release.
- b. 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.

#### **1.2.2 Spill containment system.**

The parts of the hazardous facility site described in 1.2.1, (a) and (b) above, shall be serviced by a spill containment system that is:

- a. Constructed from impervious materials resistant to the hazardous substances used, stored, manufactured, mixed, packaged, loaded, unloaded or otherwise handled on the site.
- b. 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.
- c. 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.
- d. 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.

#### **1.2.3 Stormwater drainage.**

All stormwater grates on the site shall be clearly labelled 'Stormwater Only'.

#### **1.2.4 Washdown area.**

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:

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

#### **1.2.5 Fuel storage tanks.**

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

Adherence 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. LPG tanks shall be designed and sited in accordance with "Australian Standard (AS 1596-1989) for LP Gas Storage and Handling – Siting of LP Gas Automotive Retail Outlets".

#### **1.2.6 Signage.**

Any hazardous facility shall be adequately signposted to indicate the nature of the substances stored, used or otherwise handled.

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.

#### **1.2.7 Waste management.**

- a. 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.
- b. The storage of any process waste or waste containing hazardous substance shall at all times comply with the conditions in Section a.
- c. The storage of any waste containing hazardous substance shall be in a manner that prevents:
  - i. The exposure 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.
- d. 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.

### **1.3 Assessment Criteria for Discretionary Activities**

Where the HFSP has determined that a hazardous facility is a discretionary activity and will

therefore require a resource consent, the consent application shall be accompanied by an assessment of environmental effects. This shall be provided in such detail as corresponds with the scale and significance of the actual or potential effects and risks of the proposed development.

An application will be assessed having regard to the following matters:

a. Consistency with the objectives, policies and controls for the relevant zone.

b. Risk assessment.

A qualitative or quantitative risk assessment may be required, depending on the scale or potential effects of the proposed development.<sup>4</sup> As well as addressing more analytically the issues addressed in the HFSP, this assessment should place particular emphasis on those issues not addressed in detail by the HFSP, including:

- i. Identification of potential hazards, failure modes and exposure pathways.
- ii. The separation distance to neighbouring activities, with emphasis on people-sensitive activities such as child care facilities, schools, rest homes, hospitals, shopping centres and residential areas.
- iii. The location of the facility in relation to the nearest aquifer, waterway, coast or other sensitive environments.
- iv. The nature of the sub-soil and the site geology.
- v. The distance to environmentally sensitive areas such as wildlife habitats or water catchments.
- vi. Assessment of the probability and potential consequences of an accident leading to a release of a hazardous substance or loss of control.
- vii. Identification of cumulative and/or synergistic effects.
- viii. Fire safety and fire water management.
- ix. Adherence to health and safety and/or environmental management systems.
- x. Spill contingency and emergency planning, monitoring and maintenance schedules.
- xi. Site drainage and off-site infrastructure, eg stormwater drainage system, sewer type and capacity, the transport of hazardous substances.
- xii. The disposal of wastes containing hazardous substances.

c. Risk mitigation and management.

Consideration will be given to the adoption of specific spill contingency plans, emergency procedures, stormwater management and treatment, treatment and disposal procedures for wastes containing hazardous substances, fire safety, monitoring and maintenance procedures, and appropriate site management systems.

d. Alternatives.

Where it is likely that an activity may result in significant adverse effects on the environment, a description of alternative locations or methods for undertaking the activity shall be submitted.

e. Traffic safety.

It should be demonstrated that the proposal will generate no significant adverse effects on the safety of the operation of the adjoining road network and that vehicles transporting hazardous substances will not utilise local roads in residential areas as a regular means of transport. Conditions may be imposed that require access along specified routes.



## **1.4 Monitoring and Cross Boundary Issues**

### **1.4.1 Cross-boundary effects.**

The Hazardous Facility Screening Procedure, and the management strategy of which it is a part, focus on the potential off-site effects a hazardous facility may have on the environment, people and property, including surrounding land uses.

Liaison between neighbouring district/regional councils to ensure that zoning or land use strategies are compatible is therefore essential. This is of particular importance where a hazardous facility is located at district/regional boundaries and has the potential to affect the neighbouring district/region.

Cross-boundary liaison is also important with respect to the transport of hazardous substances. Where the council identifies specific transport routes, it needs to ensure that this is compatible with district/regional plans of other affected authorities.

### **1.4.2 Monitoring.**

Monitoring by the council is an integral component of any management strategy, to establish the effectiveness or otherwise of the adopted system. With respect to land use planning for hazardous facilities, the following matters should be considered for inclusion in monitoring programmes:

- a. Information on the location and layout of the facility.
- b. The quality and availability of plant documentation, including operating procedures.
- c. Information about the nature and quantity of the hazardous substances used, stored and transported.
- d. Process description and design.
- e. Emergency planning for the facility.
- f. Transport movements and routes.
- g. Information on waste management.
- h. A review of the hazards and safeguards in place.

Where deemed appropriate, the Council may require the consent holder to undertake self-monitoring.

## **2 How to Use the Hazardous Facilities Screening Procedure**

This section works through a step-by-step guide on how to use the Hazardous

Facility Screening Procedure (HFSP), Council staff are available to assist people to work through the HFSP. The following worksheets are available from Council and may be of assistance when applying the HFSP:

- Worksheet 1—Site information sheet
- Worksheet 2—Hazardous substances inventory
- Worksheet 3—Hazardous substances worksheet
- Worksheet 4—Summary sheet for HFSP calculations • Attachment A—Classification of hazardous substances.

## **2.1 Step 1 – Assemble site-specific information.**

Site-specific information is an essential component of the HFSP. Because it deals with effects, any sensitive land uses or environmental features on or near the site need to be noted. A Worksheet (Worksheet 1) is available from Council to assist with this task.

## **2.2 Step 2 – Compile hazardous substances inventory.**

To use the Hazardous Facility Screening Procedure, it is necessary to create a full inventory of hazardous substances held on a site, including substances that are only stored or used temporarily. The inventory should contain:

- a. The names of hazardous substances (including proprietary names and suppliers where necessary);
- b. Quantities in weight (tonnes) or volume;
- c. UN classifications of all the hazardous substances on the site.

A Worksheet (Worksheet 2) is available from Council to assist with this task.

It is noted that the HFSP uses the standard unit of tonnes (for solids, liquids and liquefied gases) and m<sup>3</sup> (for compressed gases). It is therefore sometimes necessary to convert substance quantities to these units. In the case of liquids, it is necessary to apply the specific gravity (or density) to convert litres to kilograms, or m<sup>3</sup> to tonnes. The specific gravity is the specific weight of a liquid in relation to that of water. Therefore, a liquid with a specific gravity of greater than 1.0 sinks, while a liquid with a specific gravity of less than 1.0 will float on water. For example, 1000 litres of petrol weighs approximately 800kg or 0.8 tonnes.

Conversions of quantities are also necessary where a substance is diluted, or mixed with another substance. In this instance, only the percentage of the pure substance in the dilution or mixture is accounted for. For example, if it is proposed to store 10 tonnes of a substance that has a concentration of 30%, the proposed quantity should be 3 tonnes.

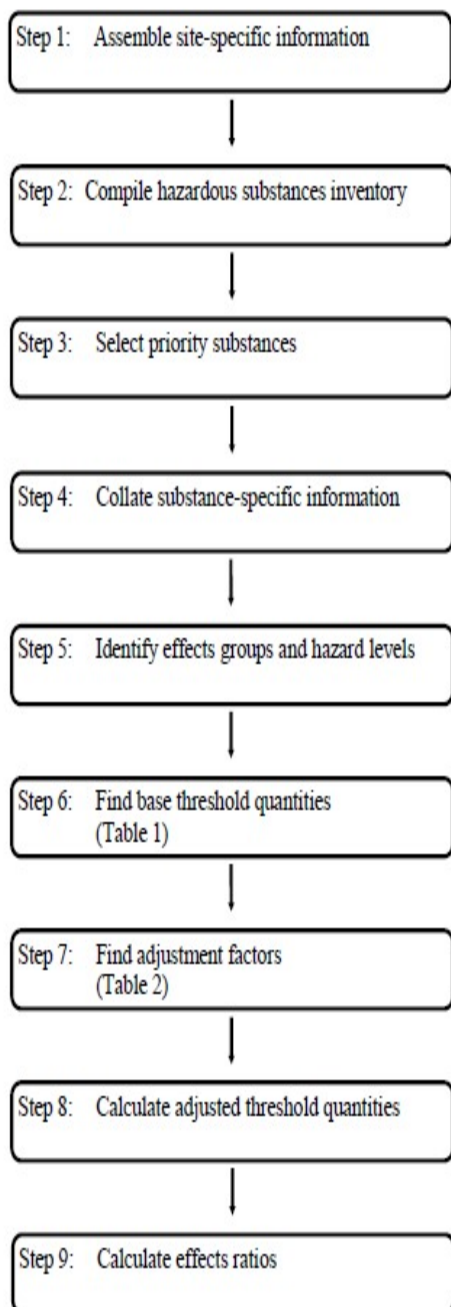
An exception to this are corrosives (UN Class 8) and oxidising substances (UN Class 5), where the UN Class is sometimes directly applied to specific commercially available concentrations. In these instances, conversions are only applied when these commercially supplied concentrations are further diluted for specific purposes. Pesticides are also substances which are commonly available as diluted commercial products. The UNRTDG (1993) lists a range of pesticides and their dilutions, and their related packaging groups in Class 6.1 in terms of a human poison rating.

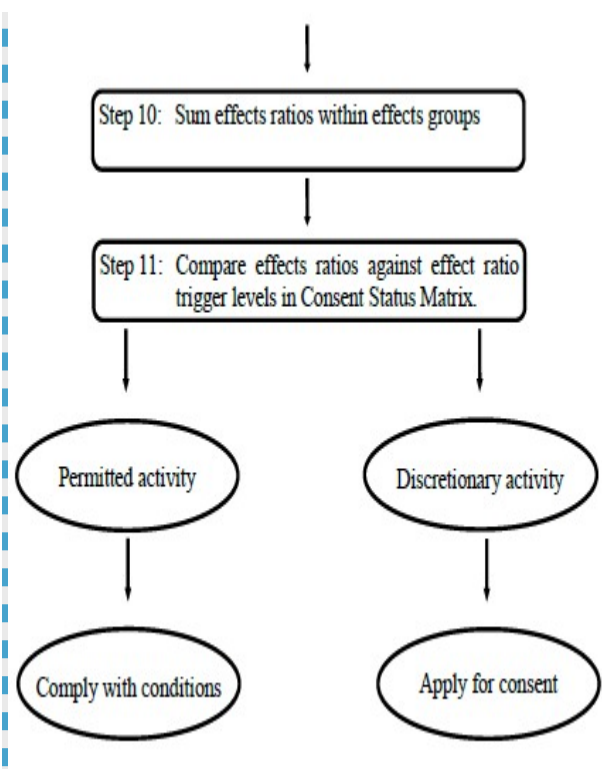
If a substance is in a mixed form, proposed quantities for the percentage of pure substance in the mixture should be listed. In cases where synergistic effects result in a mixture that is more hazardous than its components, the mixture may need to be subjected to appropriate testing procedures to obtain the necessary information, unless relevant information is readily available.

It is also important to note that small packages are generally treated the same as bulk quantities. While small packages or containers reduce the risk of a major spill, they may still react like bulk quantities in some emergencies. For this reason, a conservative approach has been taken, especially as the HFSP generally does not apply to retail outlets.

In some cases, it may be difficult to decide whether a substance is in use or storage. Generally, the HFSP considers a substance is in use when the full amount of the substance is used at any one time, for example as an acid bath. A substance that is taken from a container and used in small amounts while its bulk continues to be stored would be rated as being in storage.

## **2.2.1 A step-by-step guide to the hazardous facility screening procedure**





### 2.3 Step 3 – Select ‘priority status’ substances

Often, a large number of hazardous substances are held on a site, and it is neither practical nor necessary to submit every substance to the HFSP; therefore, the following ‘common sense’ guidelines apply for sites where multiple hazardous substances are held:

- a. If there are ten or fewer substances on site, the HFSP is carried out on all substances unless it is evident that one single substance is likely to exceed the relevant trigger levels in the Consent Status Matrix (in which case the proposal would require a consent application).
- b. If there are more than ten substances on site, the HFSP is carried out on those substances which:
  - i. Are highly or extremely dangerous; and/or
  - ii. Are held in quantities exceeding 10% of the total stock of hazardous substances listed in the inventory.

### 2.4 Step 4 – Collate substance-specific information

The next task is to record information about the hazard level of substances. This can be extracted from the UN Recommendations on the Transport of Dangerous Goods (UNRTDG) 8<sup>th</sup> edition, material safety data sheets, national and international databases, and text/reference books. The District and Regional Councils hold a summary of such databases and it is available upon request. A Worksheet (Worksheet 3) is available from Council to assist with this task.

Where the necessary information to carry out this step is not readily available from public information sources, a precautionary approach should be taken, and the substance should be assigned at least a medium hazard level of the fire/explosion and human health effects groups, and a high hazard level for the environmental effects groups.

## 2.5 Step 5 – Identify effects groups and hazard levels

For the purposes of the HFSP, the effects of substances are categorised into three groups:

- Fire/explosion effects: concerned with damage to property, the built environment and safety of people.
- Human health effects: concerned with the well-being, health and safety of people.
- Environmental effects: concerned with damage to ecosystems and natural resources.

Each effects group is divided into four hazard levels: extreme; high; medium; low.

Hence, the HFSP allows for the fact that many substances may fit into more than one effects group, which is similar to the approach taken in the proposed HSNO legislation.

Hazardous substances (including raw materials, product and wastes) can be classified into effects groups and assigned a hazard level for each effects group. A Worksheet (Worksheet 4) and a list of UN Classes and other information is available from Council to assist with this task.

## 2.6 Step 6 – Select base threshold quantities

The base threshold (B) is a pre-calibrated quantity. It is the amount of a substance that has been assessed as generating no significant off-site effects in a heavy industrial area **before** site- and substance-specific considerations have been taken into account. These aspects are addressed through the application of adjustment factors. Base thresholds corresponding to the hazard levels in each effects group are listed in Table 1.

## 2.7 Step 7 – Find adjustment factors

Pre-calibrated adjustment factors (FF, FH and FE) are used to multiply the base threshold quantities in order to take account of the substance properties and specific circumstances on each site which will influence the severity of any potential effect. This multiplication yields the adjusted threshold (T).

For each effects group, different types of adjustment factors are relevant. For example, for the fire/explosion effects group, the temperature is relevant, while for the human health effects group, proximity to a potable water resource is important.

Table 2 lists the pre-calibrated adjustment factors to be used for each effects group.

In some instances, more than one adjustment factor within each effects group will need to be applied to a substance. Where this is the case, the adjustment factors are multiplied by that one factor.

**Table 1 – Base thresholds for all effects groups and hazard levels**

Fire/Explosion Effects Group					
UN-Class	Hazard	Hazard Levels			
		Low	Medium	High	Extreme
Sub-Category: Flammables					
	LPG		LPG		
2	Gases			2.1 (exclude LPG)	
3	Flammable Liquids	Combustible Liquids	3-PGI	3-PGI	
4	Flammable Solids			4.1	4.2 4.3
5	Oxidisers			5.1	5.2
B(tonnes)		100	30	10	4
B(m³)*				10,000	
Sub-Category: Explosives					
1—	Explosives		1.3	1.2	1.1
B(tonnes)			3	4	0.1
Human Health Effects Group					

UN Class	Hazard	Hazard Levels			
		Low	Medium	High	Extreme
2.3	Toxic Gases			2.3(b)-(d)	2.3(a)
6	Poisons	6.1 PGIII	6.1 PGII	6.1 PGI(b)	6.1 PGI
	Carcinogen			Carcinogen	
8	Corrosives		8 PGI 8 PGII		
B(tonnes)		30	10	4	0.1
B(m <sup>3</sup> )*				500	50

### Environmental Effects Group

UN Class	Hazard	Hazard Levels			
		Low	Medium	High	Extreme
3	Flammable Liquids		3G		
8	Corrosives			8 PGI 8 PGII 8 PGIII	
	Ecotoxic	Group 1(d) Group 2(d)	Group 1(e) Group 2(e)	Group (b)	Group (a)
	Pesticides				Pesticide
B(tonnes)		100	30	3	0.3

**Note:** Base threshold in m<sup>3</sup> at 101.3 kPa and 20°C for permanent or compressed gases.

**Table 2 – Adjustment factors for each effects group**

Adjustment Factors for Fire/Explosion Effects Group	Adjustment Factors for Human Health Effects Group	Adjustment Factors for Environmental Effects Group
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F1: Substance Form		F1: Substance Form		F1: Substance Form	
Solid = 1 Liquid, Powder = 1 Gas (at 101.3 kPA and 20°C) = 0.1		Solid = 3 Liquid, Powder = 1 Gas (at 101.3 kPA and 20°C) = 0.1		Solid = 3 Liquid, Powder = 1	
F2: Handling/Storage Conditions <sup>3</sup>		F2: Separation Distance from Site Boundary (Gases only)		F2: Environmental Sensitivity	
F3: Separation Distance from Site Boundary		F3: Proximity to Potable Water Resource		F3: Type of Activity	
< 30 metres > 30 metres	= 1 = 3	Normal = 1 Proximity to potable water resource <sup>2</sup> = 0.3		Use = 0.3 Above-ground storage = 1 Underground storage <sup>3</sup> = 3	
F4: Type of Activity		F4: Type of Activity			
Use Above-ground storage Underground storage <sup>3</sup>	= 0.3 = 1 = 10	Use Above-ground storage Underground storage <sup>3</sup>	= 0.3 = 1 = 10		
F1 x F2 x F3 x F4 = FF		F1 x F2 x F3 x F4 = FH		F1 x F2 x F3 = FE	

<sup>1</sup> Waterbody includes streams, springs, lakes, wetlands, sea and estuaries, but does not include aquifers and entry points to the stormwater drainage network.

<sup>2</sup> Potable water resource as defined by the regional council.

<sup>3</sup> Applicable to UN Class 3 substances (Flammable Liquids) and Combustible Liquids only.

## 2.8 Step 8 – Calculate adjusted threshold quantities

The adjusted threshold (T) is calculated for each effects group by multiplying the base threshold (B) by the relevant adjustment factor (FF, FH, FE), as follows:

- T = B x FF provides the adjusted threshold for a substance in the fire/explosion effects group.
- T = B x FH provides the adjusted threshold for a substance in the human health effects group.
- T = B x FE provides the adjusted threshold for a substance in the environmental effects group.

**2.9 Step 9 – Calculate effects ratios**

The effects ratio (R) is a dimensionless number. It is obtained by dividing the quantity of a substance (Q) that is proposed to be used or stored on a site by the adjusted threshold (T):

$$\text{Effects Ratio (R)} = \frac{\text{Proposed quantity of substance (Q)}}{\text{Adjusted threshold (T)}}$$

**2.10 Step 10 – Sum the effects ratios to find the total effects ratio**

When assessing several hazardous substances on a site, it is necessary to add the effects ratios within each effects group together.

**2.11 Step 11 – Determine consent status against Consent Status Matrix**

The sum of all effects ratios within each effects group determines the consent status of a particular site when compared against the effects ratio trigger levels in the Consent Status Matrix for the effects group.

Only the highest effects ratio in any of the three effects groups needs to be considered to identify the consent status; that is, whether a hazardous facility or activity is permitted, controlled or discretionary.

## GIZ – General Industrial Zone

The urban area of Whanganui straddles the lower reaches of the Whanganui River. The extent of urban development generally follows the sweep of the river plain and surrounding terraces. It is greater on the western side of the river, extending beyond the river estuary along the coast to the clifftops beyond Castlecliff.

The urban area takes up less than 1% of the total area of the District but is home to about 90% of the District's population.

Urban development is an important component of the District's economy. It provides homes, jobs, shopping facilities, professional and community services and recreation opportunities for people.

The present pattern of urban development and anticipated development trends use up land and, if unmanaged, and over time, may also lead to increased servicing costs and damage to the quality of the urban environment.

Urban development will be managed to sustain resource use to meet present and foreseeable future needs of the District community and protect and enhance environmental quality.

The purpose of the General Industrial Zone (GIZ) is to provide for a broad range of industrial activities that make an important contribution to the economic wellbeing of Whanganui. Provision is also made for some supporting activities that are compatible with adverse land use effects typically associated with industrial activities (such as noise, odour, heavy traffic movements) or less sensitive to the lower levels of amenity usually experience in such zones. More sensitive non-industrial activities such as residential dwellings, educational and health facilities, retail shops and commercial offices are discouraged from establishing in the zone.

Buildings within the zone are typically functional in appearance, with industrially zoned land generally located close to transport routes, including the railway line and State Highways, and in places where effects on the environment such as noise, traffic and visual amenity can largely be contained and managed. Areas covered by the General Industrial Zone include: Heads Road West, Heads Road East, Mill Road, London Street, Aramoho, Eastown and Putiki. These areas are anticipated to have sufficient capacity to meet short-medium term industrial demand in the district provided currently undeveloped/underutilised sites are fully utilised.

## Issues

### GIZ-I1

#### **Adverse Environmental Effects of Urban Development**

Adequate provision needs to be made to enable the efficient and effective functioning of industrial activities due to the contribution they make to the economic and social wellbeing of the

district. However, the nature, scale and intensity of industrial land use activities, can generate significant adverse effects on the environment, particularly on adjacent residential and commercial areas, and on the transport network, including key road frontages, resulting in reduced quality of the environment and incompatibility between different land uses beyond the zone.

Uncontrolled urban growth into rural and other less intensively developed areas can be characterised by:

1. A general intensification in residential activity leading to a loss of visual amenity and a reduction in the open character of the countryside.
2. Irreversible physical damage to the life-supporting capacity of soils.
3. Groundwater pollution and contamination.
4. Higher loadings on existing infrastructure such as roads, sewerage and water supply services leading to such adverse effects as groundwater pollution from overloaded sewerage systems and a reduction in the safety and efficiency in the roading network.
5. An inappropriate interface between urban and primary production leading to conflict between established primary production and new residential (mainly) activities.
6. Ad hoc development which has little recognition for the long term form and efficiency of urban environments, its roading patterns, reserve and recreation facilities, sewer, stormwater and water utilities.
7. General uncertainty over the future form and direction of the urban (and indirectly rural) areas and the associated costs of this development.

In providing for urban development, the following concerns need to be addressed:

1. Land take – urban development is irreversible and takes up land which can be used for other purposes, now, and in the future. Present development patterns may unduly restrict future options for development.
2. Loss of the productive potential of land – the impact of restricting future development options is even more significant when considered in the context of the productive potential of land. Highly productive land is a scarce resource, in the District and nationally.
3. Infrastructure needs – urban development relies on an efficient infrastructure system to support its activities. Infrastructure facilities are costly to provide and maintain. Matters concerning the timing of provision, standards, who pays and who is responsible for the work shall also be clearly identified.
4. Commercial form – the physical form of commercial areas has developed as the city has grown. Commercial areas in Whanganui are relatively compact and often complemented by key visual landmarks, view vistas and significant heritage buildings and streetscapes. Specific car parking, pedestrian and vehicle access arrangements have been tailored to the needs of each commercial area. Some areas have also recently been upgraded with street improvements.

The establishment of new commercial centres may lead to unnecessary duplication of physical resources. Such development may not maximise the existing built form and supporting infrastructure in existing commercial areas.

**GIZ-I2**

There is potential for incompatibility between different land uses within and adjacent to industrial areas, including potential for reverse sensitivity effects. A wide range of land uses occur within the zone and new activities may not always be compatible with existing activities.

The potential for incompatible land uses also exists at the interface between zones (eg. where industrial activities are located adjacent to a residential zone)

There are a number of particular amenity 'sub-issues' that relate to how the effects of urban land use should be managed in the interests of sustaining a high level of amenity in the city. In order to establish what effects will be adverse to urban amenity, the individual components of urban amenity require identification. These would then form the basis of the 'sub-issues'.

Components of urban amenities include:

1. Landscape and visual characteristics – the shape, size, landscape features, streetscape and landmarks of the urban area; bulk, location and height of buildings; openness or density of development.
2. Land use, environmental health and safety characteristics – the nature, scale, location and mix of activities; noise; smells; vibrations; traffic volumes and movements (pedestrian and vehicular); parking, loading and unloading.
3. Convenience and comfort – accessibility; roading standards; availability of footpaths, street lighting, water supply, network utilities, waste disposal and recreation and community facilities.
4. Character – the vibrancy, style intensity and uniqueness of the urban form, its structures, and recreation opportunities, monuments and infrastructure.

Adverse effects on amenity include:

1. Features and characteristics valued by the District community could come under threat from inappropriate development, unsympathetic modification, pollution and natural hazards. The landscape character of Whanganui is defined and enhanced by a number of landscape features, heritage buildings, landmarks and physical characteristics which give shape, cohesion, and identity to the urban area. Examples of such features include the Whanganui River and adjacent terraces, the estuary and coastal dune system, Bastia and Durie Hills, Queens Park, the Old Town and tree-lined streetscape etc.
2. New medium to low density residential developments are often characterised by open, featureless 'suburbia'. Featureless housing estates may detract from the amenity standards set by the current urban form.
3. Environmental health problems where industrial activity with significant offensive or harmful emissions or heavy industrial traffic operate in close proximity to residential areas without adequate mitigation measures.
4. Redevelopment and infill development in the existing urban area increases the density of development. This may reduce on site and neighbourhood amenities like daylight, privacy,

outlook and visual character.

5. New decentralised commercial development which may not contribute to the character and vibrancy of the town centre. In particular the atmosphere associated with a focussed commercial heart may be eroded and then fail to maximise the cultural and recreational opportunities that are located here.

### GIZ-I3

The Mill Road industrial area is a key contributor to providing locational choice and industrial development opportunities in the district, particularly for light-medium industries. As the area is still largely undeveloped and predominantly under individual ownership it is critical that the effects and demands of future industrial development are managed in an orderly, integrated fashion, particularly in terms of the location and staging of supporting infrastructure services.

There are specific locations in the urban area with poor amenities and pollution problems. These areas are a focus of particular concern as they have a high public profile in the urban area. What is at issue is how these areas can be improved so that their amenity standards improve.

The following are examples of problem areas:

1. There are vacant, disused or visually unattractive industrial sites and road corridors in the Heads Road and Aramoho industrial areas. The existing development represents an under-utilisation of land and infrastructure.
2. The Balgownie Landfill site is located in close proximity to residential areas. Problems of smells, landfill traffic and visual pollution seriously reduce the amenities of the adjacent residential neighbourhoods. There is the added problem of possible contamination of land and water due to leachate from the Landfill.
3. The Whanganui River is an outstanding landscape feature. It is a taonga of spiritual and cultural significance particularly to Iwi. While the natural values in the river will be significantly improved with the completion of the wastewater project, concern has been raised about degradation of the landscape character, loss or under utilised recreation opportunities around the river margins, and little recognition of the ecological value of the estuary.

## Objectives

### GIZ-O1

#### **Urban Development Which Minimises Adverse Environmental Effects and Maximises Effective and Efficient Use of Natural and Physical Resources**

Industrial activities are able to easily establish and safely and efficiently operate within the zone.

Urban development shall recognise the importance of the soil resource, avoid pollution of groundwater systems and promote effective and efficient infrastructure services. It will also contribute to the overall structure of the city in a way that has regard for future generations and promotes high amenity standards.

**GIZ-O2****To Manage Effects of Different Urban Activities to Ensure High Quality Urban Amenities are Sustained**

Adverse effects on amenity values within the zone and adjoining zones are managed, particularly at Residential Zone boundaries.

Amenity values include those matters that contribute to the visual character of the development and the quality of life of people living or working in, or visiting, the urban area of Whanganui. (refer to GIZ-I2 for discussion of amenity). The objective seeks to maintain the urban area as a pleasant place to live, where interrelationships between different uses, types of activities, natural environments and effects will, as far as possible be compatible.

**GIZ-O3**

The industrial role, function and character of the zone is not compromised by the establishment of non-industrial or other incompatible activities.

**GIZ-O4**

The level of amenity within the zone is consistent with its primary industrial role, function and character.

**Policies****GIZ-P1****Promote Urban Development that is Cost-Effective, Efficient in the Use of Land and Infrastructure Services, and Co-ordinated with a Long Term Programme of Infrastructure Development**

Urban development is an on-going process of intensification and change in the existing urban area, and expansion into new areas. It uses up land and requires the timely provision of infrastructure facilities to support land use activities.

This policy recognises that urban development and infrastructure development should be co-ordinated. It also recognises that some areas are easier and cheaper to service than others.

Implementation of this policy relies on Council undertaking long term comprehensive planning to assess future development needs and the most cost-effective options for urban expansion.

This approach is considered appropriate as it provides input to Council's asset management and financial planning. It also provides certainty and a framework to guide private development.



Enable industrial activities and other activities compatible with the role, function and character of the zone.

## **GIZ-P2**

### **Encourage the Redevelopment of Vacant or Under-Utilised Industrial Land**

There is a significant amount of vacant or disused land in the existing established industrial areas. These areas could be used for new industries or other land use activities. This policy aims at encouraging a more efficient use of this serviced land resource.

Implementation requires working closely with land owners and developers to negotiate a suitable development package. It may also be necessary to use incentives to make redevelopment a more attractive option.

Discourage activities that are incompatible, do not support the primary industrial role and function of the zone or could result in unanticipated reverse sensitivity effects.

## **GIZ-P3**

### **Ensure All Development Provides Adequate and Affordable Infrastructure Services Appropriate to the Nature and Scale of Activities and Needs of the Respective Development Areas**

Currently there are different levels of infrastructure services available in the urban area. It may not be efficient, affordable or cost-effective to provide the same level of service throughout the urban area as different land use activities have different infrastructure needs. Any extensions to the existing infrastructure system also needs to be prioritised and programmed.

The District Plan recognises the different levels of infrastructure provision that exist and ensure an appropriate level of infrastructure service is provided by the developer to support the proposed development.

This policy therefore sets out the respective responsibilities of Council and developers. It requires Council to indicate the planned level of infrastructure service and timing of provision in the urban area. Appropriate District Plan rules covering standards for infrastructure facilities for different land use activities to be provided by the private developer will be established.

This implementation approach provides input to Council's asset management and financial planning. It provides certainty to developers regarding what services are available where and what they have to provide, and flexibility in the location of activities.

Encourage the efficient use and development of vacant or underutilised industrially zoned land.



**GIZ-P4****Protect and Enhance the Rural Landscape Setting and the Visual Character of the Urban Environment**

The landscape features, vegetation and land use pattern around and in the urban area provide an attractive green rural setting for urban development. They provide form and character and a distinctive identity to Whanganui.

Views of the Whanganui River and adjacent river terraces, the tree-lined streetscape, the townscape with its collection of heritage buildings, and the open spaces contribute to the visual character and quality of the urban environment.

Both the landscape setting and visual character of the urban environment contribute to amenity qualities in the urban area. They are valued by the community.

Significant aspects of the landscape setting and visual character of the urban environment need to be identified and appropriate performance standards for protection established. These will be used to manage the effects of subdivision and building development to avoid modification, damage or loss of identified landscape value.

While it is not possible to set standards for good design, it is possible to provide for minimum standards, or 'bottom lines', to protect those matters or aspects that are important and contribute to the landscape setting, visual character and quality of the urban environment.

In areas of high landscape values, or where the scale of proposed development is likely to significantly modify the landscape and visual character, it may be necessary to seek greater degrees of management.

Therefore, this approach, while regulatory in nature, is considered appropriate as it focuses on providing minimum standards to protect significant values. It provides certainty regarding what aspects contribute to urban amenities and the quality of the built environment.

It is considered appropriate to target subdivision as it is usually the start of a development process. Negotiations with developers prior to development taking place may prevent problems from arising.

The implementation approach also relies on negotiations and the use of information and advice to guide development to protect and enhance the urban landscape and the quality of the built environment. Incentives will also be used, where appropriate, to achieve voluntary protection and enhancement of landscape character. Council activities, eg roading projects and the development of open space and reserves, can also make a significant contribution to protecting and enhancing visual character.

There are a number of prominent sites in the urban area with significantly poor visual amenities

and, in some cases, pollution problems. Remedial and mitigation action is required.

Manage the establishment of non-industrial activities in the zone by assessing their appropriateness including whether:

1. the purpose of the activity supports or provides services to industrial activities and results in the efficient use of industrial land;
2. the activity has a functional or operational need to establish in the zone;
3. the activity will limit or constrain the establishment of activities that are permitted in the zone;
4. the activity will result in any conflict and/or potential reverse sensitivity effects with existing industrial activities; and
5. the activity has the potential to undermine the vitality of the district's commercial areas.

#### **GIZ-P5**

##### **To Define Industrial Areas Where the Following Characteristics are Maintained**

1. a range of industrial and industrial activity;
2. a range of activities to support the predominantly industrial activity provided that they will not adversely affect the ability of industrial activity to function efficiently and effectively;
3. protection for the amenity values of neighbouring areas;
4. safe urban design (including pedestrian and vehicle safety);
5. retention of natural and cultural heritage features.

Maintain the role, function and level of amenity appropriate to the zone by managing the effects of:

1. Bulk, scale and location of buildings and structures;
2. Outdoor storage;
3. Traffic and parking;
4. Signage;
5. Earthworks;
6. Stormwater;
7. Noise;
8. Light; and
9. Hazardous substances.

#### **GIZ-P6**

Require industrial activities located on sites adjoining land zoned Residential, Open Space or Rural Lifestyle to manage adverse effects on sites within those zones, including by:

- a. Achieving adequate separation and/or setbacks to:
  - i. Minimise adverse visual amenity effects associated with their operation and/or development;
  - ii. Limit noise and light overspill;
  - iii. Minimise adverse daylighting and shading effects.
- b. Internalising adverse effects within the zone and mitigating potential conflict with existing activities in adjacent zone.

#### **GIZ-P7**

Ensure development in the Mill Road industrial area is generally consistent with the indicative roading layout, indicative shared pathways/walkways, landscape screening and three waters infrastructure network identified on the Mill Road Structure Plan (Appendix M).

### **GIZ-P8**

Enable development that deviates from the Mill Road Structure Plan (Appendix M), subject to ensuring that:

- a. The development creates safe and efficient internal linkages catering for both vehicles and active modes of transport, including pedestrian/cycle use, and opportunities to optimise cycle connections with land adjacent to the Structure Plan area.
- b. The development manages stormwater to ensure hydrological neutrality, thus contributing to ensuring neutral environmental effects beyond the Structure Plan area.
- c. The development manages any associated earthworks or lowering of the water table to ensure that surface water and groundwater quality is not diminished due to acidic run-off or groundwater acidification.
- d. The development and associated infrastructure are designed to integrate with the natural landscape as far as possible.
- e. The development integrates with other infrastructure in the Structure Plan area, including the electricity, gas and fibre distribution networks.

## **Rules**

~~The Council seeks to maintain industrial areas with the following characteristics:~~

- ~~1. A range of industrial activity;~~
- ~~2. A range of activities to support the predominantly industrial activities provided that they will not adversely affect the ability of industrial activities to function efficiently and effectively;~~
- ~~3. Protection for the amenity values of neighbouring areas;~~
- ~~4. Safe urban design (including pedestrian and vehicle safety); retention of natural and cultural heritage features;~~
- ~~5. Street infrastructure that reflects the roading hierarchy and provides a level of amenity consistent with that hierarchy.~~

~~The General Industrial Zone rules in this section aim to:~~

- ~~1. Maintain the scale and character of industrial areas;~~
- ~~2. Recognise streetscape as having high public value;~~
- ~~3. Recognise the operational requirements of industrial activities but which address nuisance at the zone boundaries from noise, light spill, vibration, visual amenity and advertising; and~~
- ~~4. Ensure a high standard of property access and avoid street congestion.~~

<b>GIZ-R1</b>	<ol style="list-style-type: none"> <li>1. Industrial activity;</li> <li>2. Recreation facilities;</li> </ol>	<b>Permitted (PER)</b>
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	<p>3. <del>Commercial activity which:</del></p> <ol style="list-style-type: none"> <li><del>Are ancillary to industrial activity; or</del></li> <li><del>Primarily provide food or fuel to people in the General Industrial Zone; or</del></li> <li><del>Primarily provide materials or components to activities in the General Industrial Zone.</del></li> </ol> <p>4. <del>Reserves and open spaces;</del></p> <p>5. <del>Network utilities as provided by <b>NU-Network Utilities</b> contains some exemptions from the zone rules for network utilities;</del></p> <p>6. <del>Relocated buildings and temporary relocatable buildings that comply with <b>TEMP-Temporary Activities</b> and</del></p> <p>7. <del>Temporary military training activities that comply with <b>TEMP-Temporary Activities.</b></del></p> <p><u>The following activities, provided they achieve compliance with the standards in <b>GIZ-S1 - GIZ-S10</b>:</u></p> <ol style="list-style-type: none"> <li><u>Industrial activities;</u></li> <li><u>Recreation facilities;</u></li> <li><u>Commercial activities that:</u> <ol style="list-style-type: none"> <li><u>Are ancillary to industrial activities on the site; or</u></li> <li><u>Primarily supply food or fuel to people working in the zone.</u></li> </ol> </li> <li><u>Reserves and open space;</u></li> <li><u>Network utilities as provided by NU-Network Utilities</u></li> <li><u>Relocated buildings and temporary relocatable buildings that comply with TEMP-Temporary Activities;</u></li> <li><u>Temporary military training activities tat comply with TEMP-Temporary Activities</u></li> </ol>	
<b>GIZ-R2</b>	<p>1. <del>Subdivision.</del></p> <p><del>Refer to standards relating to subdivision in this zone.</del></p>	<b>Controlled (CON)</b>
<b>GIZ-R32</b>	<p>1. <del>Any permitted or controlled activity which does not comply with a General Industrial Zone standard.</del></p> <p><del>Council restricts its discretion to:</del>  <del>The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliance.</del></p> <p>1. <u>Activities listed in Rule GIZ-R1 that do not comply with one or more of the standards in <b>GIZ-S1 - GIZ-S10</b>.</u>  <u>Council shall restrict its discretion to:</u></p> <ol style="list-style-type: none"> <li><u>The effect of the area of non-compliance on the</u></li> </ol>	<b>Restricted Discretionary (RDIS)</b>

	<u>environment, including the cumulative or combined effect of non-compliance.</u>	
<b>GIZ-R43</b>	<ol style="list-style-type: none"> <li><del>1. Community facility except where specified as a permitted activity;</del></li> <li><del>2. Commercial activity unless specified as a permitted activity;</del></li> <li><del>3. Network utilities not provided for as permitted or restricted discretionary activities by <b>NU-Network Utilities</b> and</del></li> <li><del>4. Any other activity which is not provided for as a permitted, controlled, non-complying or restricted discretionary activity.</del></li> </ol> <p><u>The following activities not specified elsewhere:</u></p> <ol style="list-style-type: none"> <li><u>1. Community activities;</u></li> <li><u>2. Commercial activities;</u></li> <li><u>3. Network utilities not provided for as permitted or restricted discretionary in NU-Network Utilities;</u></li> <li><u>4. Any other activity not provided for as permitted, controlled, restricted discretionary or non-complying.</u></li> </ol>	<b>Discretionary (DIS)</b>
<b>GIZ-R54</b>	<ol style="list-style-type: none"> <li><del>1. Residential activities.</del></li> </ol> <p><u>Sensitive activities and visitor accommodation.</u></p>	<b>Non-Complying (NC)</b>

Notification: Applications subject to Rule GIZ-R2 are precluded from public or limited notification except where the subject site adjoins a residential zone site.

## Standards

~~The following standards apply to the rules above~~

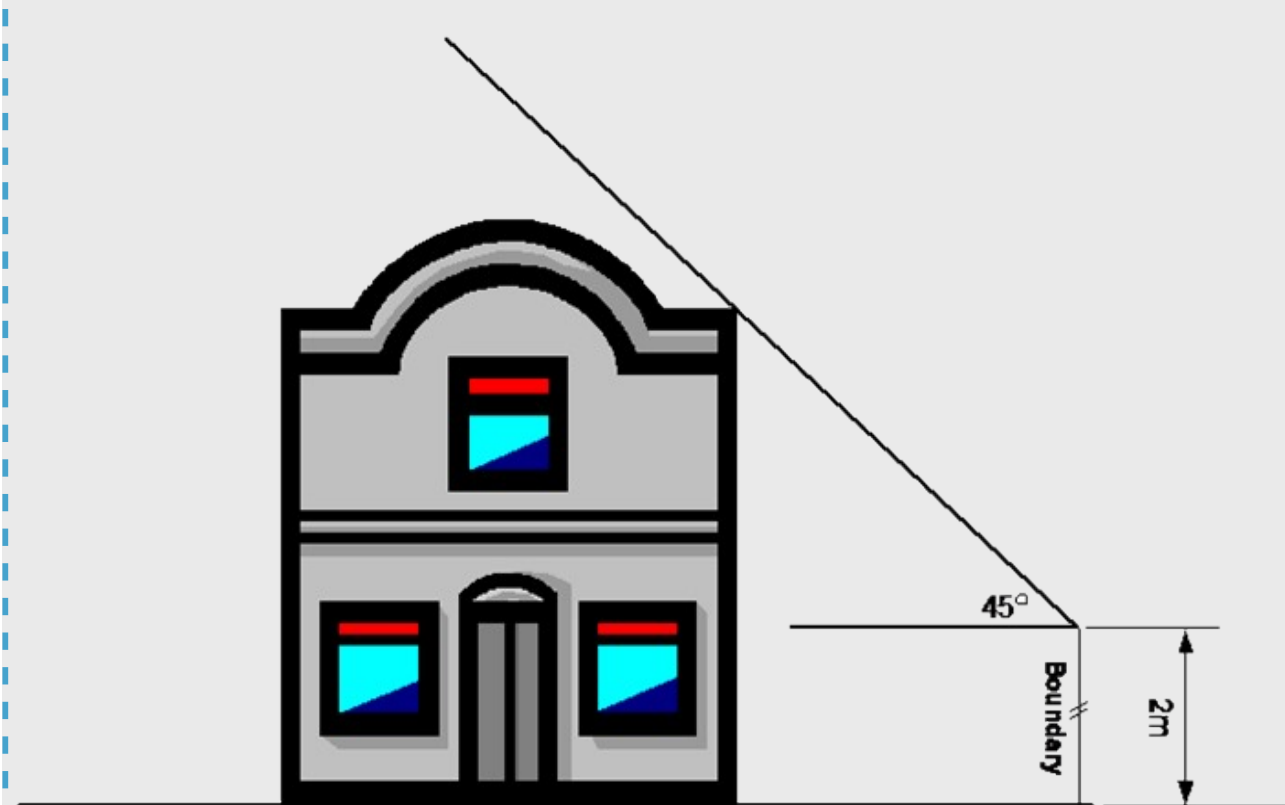
### **GIZ-S1 Buildings and Structures**

#### **Noise**

All activities shall comply with the performance standards in NOISE.

#### Height recession plane

All new buildings and structures, and additions to existing buildings and structures, shall be designed and constructed to fit within a recession plane (or height-to-boundary plane) commencing at 2 metres above the existing ground level at any front or residentially zoned side boundary, then projecting from this line inwards at a 45-degree angle.



The following structures are exempt from the above height recession plane standard:

- a. Network utility masts, poles and antennas;
- b. Flagpoles;
- c. Signs;
- d. Chimneys;
- e. Wires;
- f. Television and radio antennas and support structures;
- g. Vertical ventilation shafts;
- h. Solar heating devices.

Note that **NOISE** contains requirements for noise sensitive activities.

### **GIZ-S2 Outdoor Storage and Work Areas**

#### **Light**

Any particular artificial lighting system shall not result in increased luminance in excess of 8 lux in the measured ambient level in the vertical plane at the windows of any residential building in the

~~residential zones. No light source shall cause glare which may adversely affect the vision of motorists on a road.~~

- ~~a. All outside storage work areas shall be screened from any public road or adjoining residential or open space zoned site by either:
  - ~~i. a solid fence to a minimum height of 1.8 metres; or~~
  - ~~ii. shrubs capable of growing to a minimum height at maturity of 1.8 metres, with plant spacing designed to achieve solid screening within two years of planting.~~~~
- ~~b. This standard does not apply to outside areas used for the purpose of sales display or vehicle access.~~

### **GIZ-S43 Visual Amenity Hazardous Substances**

~~Any new or expanded hazardous facility (refer to Definitions) is subject to the provisions of Appendix F – Hazardous Facility Screening Procedure.~~

~~All new development on the southern and western boundaries of the Mill Road Structure Plan Area indicated on Appendix M, shall provide a 5m wide screen planting area that meets the following specifications:~~

- ~~a. The area must be established, planted and maintained with a variety of shrubs and trees; and~~
- ~~b. Shrubs must be capable of growing to a minimum height at maturity of 4 metres; and~~
- ~~c. Trees must be capable of growing to a minimum height at maturity of 9 metres; and~~
- ~~d. Plants shall each be 1.5m minimum height at time of planting; and~~
- ~~e. Plant spacing shall be designed to achieve solid screening within two years of planting.~~

### **GIZ-S54 Extent of Ancillary Commercial Activity Structures**

#### **1. Height in relation to boundary**

~~All new buildings and structures, and additions to buildings and structures shall be designed and constructed to fit within a height-to-boundary plane which commences at 2 metres above ground level at any site boundary which adjoins a residential zone, and then projects from this line inwards at a 45-degree angle.~~

~~This standard also applies to all front boundaries.~~

### **GIZ – Figure 1 – Height in relation to boundary**

- ~~a. No more than 500m<sup>2</sup> or 35%, whichever is the lesser, of the gross floor area of a building or part of a building used by an industrial activity, shall be used for retailing or office purposes.~~
- ~~b. Where the sole use of a building is for ancillary office purposes the gross floor area shall not exceed 10% site coverage.~~

## 2. Exceptions from height in relation to boundary standard

The following structures are exempt from the above height in relation to boundary standard:

- a. Network utility masts, poles and antennas;
- b. Flagpoles;
- c. Signs;
- d. Chimneys;
- e. Wires;
- f. Television and radio aerials, antennas and support structures; , satellite dishes under 1m diameter, poles, lattice masts up to 15m in height ;
- g. Vertical ventilation shafts;
- h. Solar panels; and
- i. Photovoltaic panels fixed no more than 200mm from the main bulk of the residential unit.

## 3. Yards

The height in relation to boundary standard ensures that buildings are set back in proportion to their height from General Residential Zone boundaries and street boundaries.

## 4. Antenna dishes shall not exceed 2 metres in diameter (except as provided for in Chapter **NU- Network Utilities** in relation to network utilities).

### **GIZ-S65 Parking, Loading and Vehicle Crossings**

#### **Extent of Ancillary Commercial Activity**

No more than 500m<sup>2</sup> or 35%, whichever is the lesser, of the gross floor area of a building or part of a building used by any activity, shall be used for retailing or office purposes, except that where the sole use of a building is for ancillary office purposes, the gross floor area shall not exceed 10% building coverage.

The restrictions in this standard shall not apply to listed permitted commercial activities.

### **GIZ-S7**

#### **Parking, Loading and Vehicle Crossings**

All activities shall comply with the standards in **TRAN-Transport**.

### **GIZ-S86 Signage**

#### **Signage**

All activities shall comply with the standards in **SIGN-Signs**.

### **GIZ-S7 Noise**

All activities shall comply with the standards in **NOISE-Noise**.

### **GIZ-S98 Earthworks**

#### **Earthworks**



All activities shall comply with the standards in **EW-Earthworks**.

**GIZ-S10 Hazardous Substances**

All activities shall comply with the standards in **HAZ-Hazardous Substances**.

## HAZ – Hazards and Risks

In addition to natural events, hazards are associated with hazardous facilities, ie the storage, use and transportation of hazardous substances. These facilities are commonly found in both the rural and urban parts of the District. Hazardous substances, like agricultural sprays, industrial chemicals or fuel, have properties which are, or when in contact with air or water are, potentially flammable or explosive, and toxic. If hazardous facilities are not located appropriately or managed properly, the accidental release of, or loss of control of, hazardous substances can cause short or long term damage to human health and contamination of land, water, air, or damage to ecosystems.

### Issues

#### HAZ-I1

##### Identification of Hazardous Substances

Information on the location of hazardous facilities and their impact on people and communities and the environment is not complete.

Most of the known hazardous facilities are located in the urban area of Whanganui. The majority of these are in industrial areas, with other concentrations in commercial areas, eg service stations. Location of hazardous facilities in residential areas is increasing. This is associated with home businesses. In the rural areas, agrichemicals are commonly stored on farms.

A number of sites in the District have been identified as potentially contaminated, assessed and confirmed as contaminated or formerly contaminated.

Contaminated sites are sites where hazardous substances occur in concentrations which are likely to pose an immediate or long term hazard to human health or the environment. Sites of this nature may have been used in the past, or are being used, for industrial processing, storage of hazardous substances, or dumping of hazardous wastes. This has implications for the Manawatu-Wanganui Regional Council, Council, land owner, occupier, polluter and neighbouring land owners/occupiers. The Manawatu-Wanganui Regional Council has identified through its Regional Policy Statement the need to prepare a regional inventory of contaminated sites. Council, along with the Manawatu-Wanganui Regional Council, has an active responsibility in contaminated sites' management. Once comprehensive information is available, Whanganui District Council may instigate a Plan change if appropriate, require redevelopment of the land or initiate other enforcement action.

Part of this issue is the recognition and realisation that many of the methods used for the

disposal of hazardous waste in the past have been inadequate.

Many facilities are either inappropriately sited or unable to cope with the increased levels of waste being deposited. Accordingly, the Whanganui District has few suitable facilities available for the disposal of hazardous waste and the District lacks a dedicated hazardous waste treatment facility. This is also recognised as a national and regional waste management issue.

Identification and recognition of hazards is an essential part of risk management. Action is required to:

1. Improve the information base regarding hazards in the District, including natural hazards and contaminated sites.
2. Increase community knowledge and awareness of risks.
3. Establish the level of risk that the community is prepared to accept to guide future development.

## HAZ-12

### Reduction of Hazardous Substances

With respect to hazardous substances and facilities, and the risk they pose, the hazard is principally defined by the characteristics of the intrinsic properties of the substances and facilities, eg flammability of chemicals and their storage areas. The risk is defined by the probability of occurrence combined with the potential effects of that occurrence.

It is not possible to control the properties of hazardous substances. However, it is possible to reduce the hazard potential to protect human life, property and the environment.

To reduce hazard potential, the following matters need to be addressed:

1. The location, design and operation of new hazardous facilities in environmentally sensitive areas and areas with high concentrations of population.
2. Protection of existing developments in high risk areas.

Coordinate actions between the Manawatu-Wanganui Regional Council and Council having regard to the provisions of the Regional Policy Statement for Manawatu-Wanganui:

1. Contaminated sites—This is an issue where there is dual responsibility between the regional and district councils. The District Council will address contaminated site issues as they arise through resource consent processes and will otherwise liaise with the Regional Council to ensure coordinated responses to this issue.

## **Policies (not yet reviewed)**

### **HAZ-P1**

#### **Contaminated Soils**

Ensure that land affected by contaminants in soil is appropriately identified and assessed at the time of being developed and if necessary managed, which may include remediation, or containment, to make land fit for the purpose for which the land is proposed to be used.

### **HAZ-P2**

#### **Community Awareness of Hazards**

Promote better community knowledge and awareness of risks associated with hazardous facilities.

A fundamental requirement of risk management is knowledge about the location and impact of natural hazards and hazardous facilities on people, communities and the environment, and awareness about the degree of risk present.

Traditionally, there is reluctance to identify and recognise hazards as development constraints. This is due to a lack of, or inadequate, knowledge and information, and concern that the identification of hazards can alarm people and reduce the value of properties. However, not recognising the presence of hazards can also lead to increased risks of environmental damage, property damage or loss of life.

Current information about hazards and associated risks is limited and not readily available. Work will be required to extend, update and continuously monitor and review the information available. While it may not be possible to provide definitive or predictive information about hazards and their associated risks, the availability of information should be regarded as a trigger mechanism, or a warning system, for potential land owners and developers.

This policy represents a long term, indirect approach to risk management. It requires resources to be devoted to information gathering and establishing links with the community. There are existing mechanisms which can be tapped into for implementation, eg civil defence activities, use of Project Information Memoranda and Land Information Memoranda etc.

The use of cleaner and safer production guidelines will complement District Plan conditions and terms.

The guidelines will be voluntary and self-regulating. They will be particularly useful for small industrial or commercial operators or home businesses involving the use of hazardous substances.

The approach is also consistent with the requirements of section 35 of the Resource Management Act 1991.

### HAZ-P3

#### Manage Hazardous Facilities

Meet identified safety standards.

Facilities or activities involving hazardous substances may cause adverse environmental effects when the substances are not adequately controlled and escape into the environment. Such releases, whether accidental or brought about by poor management practices, may cause environmental contamination and damage, and endanger human health, and cause damage to or loss of property.

To avoid, remedy and mitigate potential adverse environmental effects, these facilities and activities need to be located appropriately and managed correctly. The site design, layout and operational management procedures can greatly affect the risks to people and the environment from hazardous facilities.

Due to the high risks and seriousness of potential damage to human life and the environment, specific controls relating to the location, design and management of hazardous facilities are considered necessary and appropriate. Such controls are considered effective in directly influencing the nature and scale of adverse effects and the level of risk presented by hazardous facilities.

### Hazardous Substances

Hazardous substances are used as part of undertaking many activities in the district. If not appropriately stored and used, hazardous substances can pose a serious risk to human health and the environment. Hazardous substances are substances that have one or more of the following 'hazardous properties': explosiveness, flammability, capacity to oxidise, corrosiveness, toxicity (including chronic toxicity), or ecotoxicity, with or without bioaccumulation. They are substances that are often associated with industrial operations, workshops, agricultural, and horticultural activities, and domestic activities, for example fuel, pesticides, cleaning solutions and explosives.

If facilities that use or store hazardous substances are not appropriately located or managed the accidental release or uncontrolled use of such substances can cause short to long term damage to human health and ecosystems; they can also contaminate land, water and/or air.

Currently anyone using or storing hazardous substances needs to comply with a range of requirements, including those contained in the following legislation:

- Hazardous Substances and New Organisms Act 1996 (HSNO)
- Health and Safety at Work Act 2015 (HSW)
- Resource Management Act 1991 (RMA), including changes to Sections 30 and 31 introduced by the Resource Legislation Amendment Act 2017.

Together this package of legislation and associated regulations sets out the compliance requirements, with primary management of hazardous substances falling under HSNO and HSW. Given this, Council needs to ensure that relevant provisions in the District Plan do not duplicate or conflict with these other requirements.

Although amendments to the RMA in 2017 removed the explicit requirements for councils to manage hazardous substances in their District Plans, the broad management of potential effects on the environment remains the responsibility of councils as these are not covered by the HSNO and HSW legislation. The role of councils therefore is to ensure that District Plan rules adequately address relevant effects, with these typically focused on managing the location of facilities that use and store hazardous substances. Within this context the District Plan provisions address the above matters as they relate to significant hazardous facilities, ones which pose the greatest risks to people, property and the environment.

Note: Contaminated land matters are dealt with in **CL - Contaminated Land**

## Issues

### HAZ-I1

Risks to human health, property and the environment can arise when new significant hazardous facilities are established in proximity to sensitive environments and activities, and when existing significant hazardous facilities are expanded or changed.

### HAZ-I2

Locating new sensitive activities near existing significant hazardous facilities can increase risks to human health and property and result in unintended reverse sensitivity effects.

## Objectives

### HAZ-O1

Recognise the benefits associated with the use, storage, and disposal of hazardous substances, while ensuring that unacceptable risks to the environment and human health are avoided and that any residual risks are minimised to be as low as reasonably practicable.

**HAZ-O2**

Sensitive activities are located where they:

- a. Avoid areas exposed to unacceptable levels of risk from existing significant hazardous facilities; and
- b. Do not constrain or compromise the safe and efficient operation, maintenance and repair or upgrading of significant hazardous facilities due to reverse sensitivity effects.

**Policies****HAZ-P1**

Manage significant hazardous facilities to ensure they are located, designed, constructed and managed to internalise adverse effects on the environment and human health within the facility's site and by:

- a. avoiding unacceptable risk; and
- b. minimising residual risk to as low as reasonably practicable.

**HAZ-P2**

Ensure that new or expanding significant hazardous facilities are located appropriately, having regard to:

- a. the type, scale, intensity, duration and frequency of the effects of the activity on the environment and human health and safety;
- b. the extent to which adverse effects can be avoided, or where avoidance is not possible, remedied or mitigated;
- c. the design and site layout of the activity and the ability for any associated effects to be internalised within the site;
- d. whether the activity has the potential to compromise tangata whenua's relationship with their ancestral lands, water, sites, wāhi tapu, and other taonga and if so, the outcomes of any consultation with tangata whenua, including with respect to mitigation measures;
- e. adequate separation from sensitive activities and identified key waterbodies and archaeological sites to ensure conflict between activities, adverse effects and reverse sensitivity effects are minimised;
- f. avoidance or management of risks associated with natural hazards, particularly flooding and subsidence;
- g. any potential adverse cumulative or synergistic effects; and
- h. whether effective rehabilitation of the site will occur, either by a staged process or at the end of the life of the facility, having regard to the expected life of the facility.

**HAZ-P3**

Avoid duplication with other statutory processes applying to activities involving hazardous substances.

#### HAZ-P4

Avoid the establishment of new sensitive activities in areas that are exposed to unacceptable risks from existing significant hazardous facilities.

#### Rules

<b>HAZ-R1</b>	Significant Hazardous Facilities in the General Industrial, Rural Production, Rural Lifestyle, General Rural and Rural Settlement zones.	<b>Discretionary (DISC)</b>
<b>HAZ-R2</b>	<ol style="list-style-type: none"> <li>1. Significant Hazardous Facilities in all other zones.</li> <li>2. Sensitive activities and visitor accommodation activities within 250m of an existing Significant Hazardous Facility in any zone.</li> <li>3. Significant Hazardous Facilities within: <ol style="list-style-type: none"> <li>a. any Land Stability Assessment or Flood Risk Area identified on the District Plan maps;</li> <li>b. 50m of any key waterbody identified in Policy <b>NFL-P1</b>;</li> <li>c. the buffer area of any archaeological site identified in Appendix K - Archaeological and Wāhi Tupuna.</li> </ol> </li> </ol>	<b>Non-Complying (NC)</b>



# SUB – Subdivision and Infrastructure

Note: The following provisions only apply to subdivision and land use activity in the General Residential, Settlement, all Rural, Airport, Neighbourhood Commercial, General Industrial and Open Spaces zones.

## Low Impact and Urban Design

Council is a signatory to the New Zealand Urban Design Protocol, a document prepared by a number of agencies to promote the integration of urban design in New Zealand cities. Council is therefore committed to promoting good urban design outcomes.

The Protocol outlines the 7 'C's' of good urban design:

**Context:** Demonstrating an understanding that subdivision, buildings, land uses, movement corridors, the natural environment and processes, and public places and spaces occur within site specific and broader Whanganui settings.

**Character:** Reflecting, enhancing and protecting the distinctive natural and physical qualities within the local and broader context of Whanganui in the development proposal. This includes significant cultural and visual landscape features, the surrounding built environment, and historic heritage.

**Connections:** Enhancing connectivity within multi-modal transportation networks and the links between the different transport modes (pedestrian, cycleway, street) to ensure safe and easy movement for people and the integration of the subdivision with existing and future surrounding neighbourhoods through these networks.

**Custodianship:** Design that is environmentally and economically safe and accessible. Spaces that are protected as places of value by the community.

**Collaboration:** Designs that acknowledge the contribution of different disciplines and perspectives, communicating and sharing knowledge for the integration of land use, structures and networks. This includes the wider and affected communities.

**CPTED:** Crime Prevention through Environmental Design.

## Infrastructure Services Development

Under the Act, Council is required to manage the effects of the use and development of networks and network utility on the environment as it would for any other structures.

The development of infrastructure services should be:

1. Co-ordinated with the planning and development of land use activities to ensure timely, adequate, affordable and cost-effective provision;
2. Managed to ensure safe and efficient operation; and
3. Managed to avoid, remedy or mitigate any adverse effects on people, communities and the natural environment.

## Issues

### SUB-I1

There is a lack of detailed information about the nature and performance of reticulated infrastructure in the urban areas of Whanganui. Some areas are believed to be serviced by reticulated infrastructure that is at, or nearing, capacity. Therefore, this infrastructure may not be able to absorb further subdivision development or retain a suitable level of service, creating uncertainty.

### SUB-I2

New and redeveloped sites with insufficient drainage, or designed with poor solar access, inappropriate site orientation, and a lack of consideration of the benefits of energy efficiency are less sustainable.

### SUB-I3

While conventional solutions for the supply of services are effective in some circumstances, a lack of consideration of alternative approaches often limits the potential to achieve sustainable low impact design. These approaches can work with the existing natural processes and landforms, maximising environmental benefits, increase liveability and has the potential to reduce the cost of developing infrastructure.

### SUB-I4

Network utilities contribute to the health, safety and wellbeing of the community. However, this can be compromised by development that is not compatible with their operational needs.

## Objectives

### SUB-O1

Sustainable subdivision and infrastructure development in the residential areas of Whanganui that:

1. Appropriately integrates infrastructure with land uses;
2. Provides a safe, healthy and livable residential environment;
3. Connects infrastructure and communities together;

4. Is resource and energy efficient;
5. Has low environmental impact and integrates the natural environment; and
6. Avoids, or minimises adverse effects on historic heritage including archaeological sites.

## **SUB-O2**

Subdivision and infrastructure development that demonstrates the following qualities of good urban design:

1. Context - An understanding of the setting in which the subdivision occurs, including significant vegetation, historic heritage and amenities to enhance the surrounding area.
2. Character - An understanding of existing natural and physical features including trees, waterways, viewshafts, historic heritage and significant topographical features of the subject site and surrounding areas.
3. Connections – Linkages between the roading network, recreation spaces, other neighbourhoods and natural features; use of green connections and corridors, the degree of permeability of the roading layout and incorporation of multi modal transport options.
4. Creativity – Enabling connections with places of value in the community and/or providing places for community interaction.
5. Collaboration – Engagement with the affected community including Iwi and interest groups.
6. Crime Prevention through Environmental Design (CPTED) - Safe, direct routes and connections; good visibility, sightlines and casual surveillance (overlooking) of public or publicly accessible spaces; appropriate lighting and illumination for the anticipated uses of a space.

## **SUB-O3**

Subdivision and infrastructure development that:

1. Performs its function effectively and efficiently;
2. Is flexible in design;
3. Provides resilience to natural hazards and local conditions;
4. Is durable over its lifespan;
5. Provides capacity and connectivity in reticulated services for the intended future land uses in the catchment;
6. Provides for ongoing maintenance in an effective, efficient and cost effective manner;
7. Achieves lifecycle costs that are affordable to the community;
8. Takes into account the risk of climate change; and
9. Is consistent with any relevant Servicing and/or structure plans.

## **SUB-O4**

Subdivision and development that does not compromise and is compatible with the effective operation, maintenance, upgrading and development of existing network utilities.

## **Policies**

## **Efficient Subdivision Design**

### **SUB-P1**

Promote a pattern of urban development that is compact and efficient in the use of land and infrastructure services.

### **SUB-P2**

Require new urban subdivision and development to locate in areas within the urban boundary and where there is available infrastructure capacity or where upgrades or extensions to services have been planned or programmed.

### **SUB-P3**

Promote the optimal use of existing reticulated infrastructure by identifying and supporting areas of increased density where:

1. Infill and higher density development does not compromise environmental quality and amenity values; and
2. Suitable levels of service can be achieved.

### **SUB-P4**

Ensure on-site infrastructure facilities, and the portion of the cost of providing upgrades or extensions to Council owned infrastructure, relating to growth are paid for by the developer.

### **SUB-P5**

Protect reticulated and network utility infrastructure resources from the adverse effects from inappropriate land use and subdivision development which compromises operation, maintenance and upgrading.

### **SUB-P5B**

Require subdivision to provide servicing:

1. to be coordinated, integrated and compatible with the existing infrastructure network; and
2. to enable the existing network to be expanded or extended to adjacent land where that land is zoned for urban development.

## **Residential Zone**

### **SUB-P6**

Require new subdivision and development of residential scale, intensity, and character to locate in the Residential Zone.

#### **SUB-P7**

Require new residential subdivision and development to locate in areas where there is a suitable level of service from reticulated infrastructure available.

#### **SUB-P8**

Avoid subdivision and land use development that utilises infrastructure capacity allocated for other identified areas or uses.

#### **SUB-P9**

Provide for a reduction in minimum allotment size in the Residential Zone where the entire infrastructure catchment can support both:

1. The level of service required by the proposed development, and;
2. The proposal will not reduce the ability of the catchment to provide for development in any other location for which it is intended to service.

#### **SUB-P10**

Promote infill subdivision and development that:

1. Complements the character of the area in which it is located;
2. Is located in an area that has capacity for reticulated services;
3. Provides on-site amenity; and
4. Enables continued solar access.

### **Rural Lifestyle Zone**

#### **SUB-P11**

Avoid connections to, and extensions of, the reticulated infrastructure network in the Rural Lifestyle Zone.

#### **SUB-P12**

Ensure adequate information is provided prior to the granting of subdivision or land use consent to demonstrate that there is provision for additional connections to reticulated infrastructure and network utilities to all allotments to a suitable standard.

#### **SUB-P13**

Require the design of new reticulated water, wastewater and stormwater infrastructure to take into account:

1. The relevant upstream and downstream capacity and restrictions in the servicing catchment when land in the catchment is fully developed to a level anticipated by the Plan and
2. The future anticipated servicing demand of the proposed development when completed.

#### **SUB-P14**

Require connectivity and compatibility between existing and new reticulated infrastructure.

#### **SUB-P15**

Require all new residential subdivision to connect to an appropriate level of infrastructure and network utilities prior to the issue of a section 224 completion certificate.

### **Transport Network**

#### **SUB-P16**

Promote street design roading that integrates transport functions with adjoining lands uses in a manner that is appropriate for surrounding environment.

#### **SUB-P17**

Encourage the development of liveable streets that contribute to a sense of place, safety and positive community interaction by enabling use of local roads for a variety of purposes that result in the integration of adjoining land uses and people with the transportation network.

#### **SUB-P18**

Require new transport corridors to be designed, constructed, and operated in accordance with their intended function in the roading hierarchy.

#### **SUB-19**

Require the connectivity of new streets and public accessways with existing infrastructure, in a logical progression and in a manner that does not compromise future subdivision or development of surrounding sites at the time of subdivision.

#### **SUB-P20**

Require new allotments to have legal and physical access to a formed legal road.

#### **SUB-P20A**

Applications to defer the construction of vehicle crossings after the issue of a section 224 completion certificate shall be approved at Council's discretion. In addition the following shall also apply:

1. The applicant shall be required to provide information to establish that either:
  - a. damage to the formation of the crossing will occur prior to the establishment of the land use served by the crossing; or
  - b. there are multiple locations for a complying vehicle crossing available; and,
2. A cash bond may be taken in lieu of works of an amount appropriate to the satisfaction of Council.
3. This does not apply to crossings serving multiple lots or where there is only one location for a complying crossing, or for a crossing that has been approved in a specific location but does not comply.

### **SUB-P20B**

Excluding vehicle crossings, where applications to bond or defer the construction of connections or infrastructure until after the issue of a section 224 completion certificate these shall be approved at Council's discretion. In addition the following shall also apply:

1. The applicant shall be required to provide information to establish that either:
  - a. That damage to the infrastructure will occur prior to the establishment of the land use served by the crossing; or
  - b. In the case of vegetation and landscaping, that the subdivision is otherwise finished but is currently outside appropriate planting/growing season, and;
  - c. Where the infrastructure is to be vested in another party, the approval of that party must be supplied.
  - d. A cash bond may be taken in lieu of works of an amount appropriate to the satisfaction of the Development Engineering Officer.

### **SUB-P21**

Maintain the ability of land transport networks to efficiently and safely move people and goods through and within the District.

### **Three Waters**

### **SUB-P22**

Encourage the use of low impact stormwater management in subdivision and development where ground conditions are suitable.

### **SUB-P23**

Require the use of low impact stormwater management where downstream capacity in the reticulated system likely to be exceeded and ground conditions are suitable.

#### **SUB-P24**

With the exception of lots for network utilities, all subdivision and infrastructure development within the urban boundary shall ensure that each allotment is provided with connections to reticulated services that provide levels of service for water, wastewater, and stormwater.

#### **SUB-P25**

Require new allotments in the rural zones to provide for wastewater and stormwater disposal onsite, and sufficient non-reticulated potable and fire-fighting water supply.

#### **SUB-P26**

A whole catchment approach shall be used in the design, construction and operation of stormwater, water and wastewater infrastructure through subdivision and infrastructure development. New and extended reticulation shall be compatible with existing and potential future upstream and downstream infrastructure.

#### **SUB-P26A**

##### **Mechanical Pump Stations**

Subdivision proposing or requiring the installation of additional mechanical pump stations shall be assessed on the following:

1. The availability and viability of alternative servicing arrangements for that land;
2. Whether the land is developable without the use of a pump station;
3. The costs of operation and maintenance over the lifetime of the station;
4. Whether or not the land serviced by the pump station is zoned for further intensive development; and
5. The degree of risk associated with failure of that pump station.

##### **Design Solutions**

#### **SUB-P27**

Enable the use of quality alternative infrastructure solutions where they are in accordance with industry best practice, quality urban design and infrastructure design principles where approved by Council.

#### **SUB-P27A**

Where there is not sufficient available servicing capacity or supply for a proposed

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development, the development shall:

1. Provide a suitable alternative method for servicing and associated connections that has been approved by the way of the Alternative Design Procedure; and/or
2. Create supply or capacity in accordance with the requirements of this Plan, NZS 4404 2010 and the Engineering Document 2016 to service the proposal at the subdividers cost; and/or
3. Provision of on-site attenuation, retention or mitigation of peak and/or total flows to create pre and post development hydrological equilibrium where practicable in the case of stormwater, or
4. The deferral of the completion of a proposal until such time as Council provides capacity where upgrades to any network is programmed, or provisions are made for Council to provide that capacity where works are proposed in an existing capital works programme.

### **SUB-P28**

Require the assessment for the approval of alternative infrastructure solutions to be processed through the Alternative Design Procedure and meet the assessment criteria for quality urban design and infrastructure.

### **SUB-P29**

Promote subdivision and infrastructure development that demonstrates the New Zealand Urban Design Protocol qualities of good urban design.

### **SUB-P30**

Promote the integration of natural processes, including solar energy, landforms, land features, and overland flow paths into subdivision and infrastructure design and construction where appropriate.

### **SUB-P31**

Consider the principles of Crime Prevention through Environmental Design (CPTED) when incorporating public open space into subdivision including passive surveillance, definition of public and private spaces, and access management.

### **Site Suitability**

### **SUB-P32**

Require subdivision creating additional allotments intended to support building development to provide safe and stable building platforms suitable for building development.

The design shall be assessed against the proposal's ability to achieve the following:

1. The design alternative proposed is functional with the subdivision layout proposed;
2. The alternative does not constrain the ability for connectivity to infrastructure serving other land zoned for development, nor the ability of that land to be developed;
3. The design alternative meets all the relevant general infrastructure and specific infrastructure requirements and criteria;
4. Alternative solutions reflect industry best practice;
5. In the case of design, alternative solutions are approved by the relevant network or infrastructure provider in which it will be;
6. In the case of construction and materials, alternative solutions shall be approved by the relevant network or infrastructure provider in which it will be vested prior to an application for a section 224 completion certificate being made;
7. The required levels of service for infrastructure are maintained; and
8. The ongoing life cycle costs of maintenance are comparable to those in NZS 4404 2010 and the Engineering Document 2016.

### **SUB-P33**

Avoid the creation of new residential allotments that require significant additional engineering works (excluding specific foundation design and construction) to provide for building development.

### **SUB-P33B**

Earthworks on development sites shall maintain existing topography, significant natural features and existing hydrological flows while ensuring:

1. Retention of topsoil on proposed allotments;
2. Avoidance of soil runoff as a result of earthworks; and
3. Avoidance of discharging sediment from earthworks onto roads or into stormwater or wastewater infrastructure by the development and approval of a Sediment Management Plan that identifies methods to be used to manage any off-site disposal of soils.

### **SUB-P34**

Ensure that applications for subdivision and intensified land use activities:

1. Can achieve an appropriate level of service for telecommunication, electricity and gas networks for that allotment and/or use prior to the granting of subdivision consent;
2. That any specific technical requirements to achieve (a) are considered prior to the issue of a section 224 completion certificate;
3. Maintain existing topography, significant natural features and existing hydrological flows as far as practicable;
4. Include details any proposed allotment that has undergone significant construction or reconstruction including cut, fill or that is subject to overland flows or natural hazards; and
5. Identifies any specific requirements for low impact stormwater solutions including appropriate soil conditions, maintenance provisions and costs, and life cycle.

**SUB-P34A****Building Platforms, NZECP: 34 2001, and the Electricity Transmission Corridor**

For subdivision that creates allotments that do not comply with SUB-S6(2)(f) & (g), the following assessment criteria apply:

1. The extent to which the design, construction and layout of the subdivision (including landscaping) allows for activities to be set back from Electricity lines to ensure adverse effects on and from them and on public health and safety are appropriately avoided, remedied or mitigated;
2. The provision for the ongoing operation, maintenance and planned upgrade of Electricity lines;
3. The risk to the structural integrity of the Electricity lines;
4. The extent to which the subdivision design and consequential development will minimise the risk of injury and/or property damage from Electricity lines;
5. The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity and nuisance effects of Electricity lines; and
6. Outcomes of consultation with the affected lines owner.

**Springvale, and North West and Mill Road Structure Plan Areas****SUB-P35**

Require all subdivision and development in the Springvale Structure Plan, ~~and the North West Structure Plan~~ and Mill Road Structure Plan areas to proceed generally in accordance with the provisions of the structure plan to ensure that:

1. Stormwater is managed comprehensively and not in an ad-hoc manner including, within the structure plan area only, consideration of the impacts of climate change;
2. The transport network is consistent with the Wanganui Urban Transport Strategy 2011, and the indicative roading layout;
3. Encourages connectivity of services and land uses with public open space;
4. Quality urban design outcomes are achieved;
5. Infrastructure is developed in a logical sequence, and generally designed and located as shown on the relevant Plan.

**SUB-P36**

Avoid development in the Springvale Structure Plan area that:

1. Is in conflict with the indicative transport layout; and the stormwater management infrastructure, including ponding areas shown on the Springvale Structure Plan.
2. Results in ad-hoc, unconnected and piecemeal infrastructure development.

**SUB-P37**

Enable development on land identified in Appendix J located in the Springvale Structure Plan area where the development is generally in accordance with the provisions of the Springvale Structure Plan.

**SUB-P38**

Avoid any land use and/or subdivision development that allocates reticulated infrastructure intended to service the structure plan areas (Appendix J ~~and L~~ and M) to other areas. Sufficient existing capacity must be available in the infrastructure catchment to provide for the scale of development proposed.

**SUB-P39**

Reserve areas within the North West Structure Plan area (Appendix L) shall achieve one or more of the following:

1. protect historic heritage or ecological corridors; or
2. facilitate stormwater management, including consideration of the impacts of climate change; or
3. provide for public recreational purposes, including cycle/pedestrian and public open space networks.

**Heritage****SUB-P40**

Ensure subdivision, infrastructure and earthworks are respectful of historic and cultural heritage, including archaeological sites.

**SUB-P40A**

Promote the identification and protection of areas and values relating to historic heritage, including archaeological sites.

**Network Utilities****SUB-P41**

To provide for subdivision, use and development in the National Grid Subdivision Corridor located in the Residential and Rural Lifestyle Zones that achieve the following:

1. Does not compromise the safe and efficient operation, maintenance and upgrading of the transmission network, including by:
  - a. Ensuring security of supply and integrity of transmission assets;

- b. Not compromising existing access to conductors and support structures for maintenance and upgrading works;
  - c. Not foreclosing operation and maintenance options, or the carrying out of planned upgrade works;
  - d. Preventing new incompatible built development in close proximity to the support structures and/or under the area of conductor swing during every day wind; and
  - e. Enabling the alteration to and/or extension of existing development already under the area of conductor swing during every day wind where any restrictions or impediments created by that existing development are not further compromised.
- 2. Ensure electrical safe distances are maintained.
  - 3. Manages sensitive activities to avoid exposure to risk and minimise exposure to nuisance and to avoid, remedy or mitigate adverse effects on amenity. Where built development already exists under a particular line span or around an electrical substation, enables additions and/or expansions to such development only where this does not increase, or where it reduces the existing degree of risk or exposure to nuisance and where amenity is maintained or enhanced.
  - 4. To assist in achieving 1. – 3. above, and to facilitate good amenity and urban design outcomes, takes the proximity of transmission assets into account at the design stage of subdivision including whereby:
    - a. the ability to maintain and inspect transmission assets is protected, including ensuring for access;
    - b. The potential intensity of incompatible development under and in close proximity to a line is minimised and measures are taken to prevent building in the area of conductor swing during every day wind, including that:
      - i. A suitable building platform and, where appropriate, curtilage area is identified on each new developable lot, having regard to the range of activities that are likely to be subsequently established; and
      - ii. Measures are taken to prevent building in the area of conductor swing during every day wind
    - c. A good level of amenity is achievable.

## **SUB-P41A**

Avoid, remedy or mitigate any adverse effects generated by land use activities, subdivision or development adjoining major infrastructure, such as land transport networks where such adverse effects have the potential to reduce the safety and efficiency of the land transport network. Adverse effects include glare, inappropriate lighting, smoke or discharges that enter into the land transport network.

## **SUB-P42**

Ensure that land use activities, subdivision or development adjoining strategic land transport networks, including the railway corridor avoid, remedy or mitigate adverse reverse sensitivity effects of noise and vibration from that land transport network.

## **SUB-P43**

Ensure that where infrastructure and network utility connections cross private land, that appropriate provision and legal protection of private connections to infrastructure and network utility services is provided.

## SUB-P44

Where infrastructure and network utility infrastructure is to be vested in Council, efficient access to public infrastructure for operational and maintenance purposes shall be achieved by ensuring that sufficient land area is vested and or easements provided. Additional vested land area or easements shall be required to accommodate factors such as topography and the location of other infrastructure.

## Rules (Part 1)

**Note:** The following provisions only apply to subdivision and land use activity in the General Residential, all Rural, Airport, Neighbourhood Commercial and Open Spaces Zones.

<b>SUB-R1</b>	<ol style="list-style-type: none"> <li>1. Boundary adjustments, subject to meeting the standards of the relevant zone.</li> <li>2. Conversion of cross lease allotments to freehold.</li> </ol> <p>Council retains control over:</p> <ol style="list-style-type: none"> <li>a. The extent to which the amenity values of the surrounding areas are affected and compliance with the general subdivision Standards.</li> </ol> <p><b>Note:</b> Applications for controlled activities subject to this rule are precluded from public and limited notification.</p>	<b>Controlled (CON)</b>
<b>SUB-R2</b>	<ol style="list-style-type: none"> <li>1. Subdivision unless otherwise stated.</li> <li>2. Subdivision within the North West Structure Plan area provided that the application is accompanied by an assessment, by a person suitably qualified in mana whenua cultural history or archaeology, confirming the location within the site of any identifiable wahi tapu or archaeological site, which: <ol style="list-style-type: none"> <li>a. assesses the impact the proposed earthworks could have on any identified wāhi tapu; and</li> <li>b. recommends mitigation measures, including setbacks from any identified wāhi tapu, to preserve or otherwise protect the cultural, spiritual and historic heritage values of the identified sites; and</li> <li>c. identifies opportunities for strengthening the cultural connection between mana whenua and any of the identified sites; and</li> </ol> </li> </ol>	<b>Restricted Discretionary (RDIS)</b>

- d. identifies any consequential implications for the development of the site; **except that no such assessment shall be required where:**
- i. a person suitably qualified in mana whenua cultural history or archaeology certifies in writing that the proposed earthworks will not damage or destroy any identifiable wāhi tapu; or
  - ii. a pre-existing wider assessment of the structure plan area including the site, undertaken by a person or persons qualified in mana whenua cultural history or archaeology, has identified the location of wāhi tapu and archaeological sites and the proposal is in accordance with any recommendations of that assessment for management of those culturally significant sites; or
  - iii. a pre-existing assessment of the site, undertaken by a person or persons qualified in mana whenua cultural history or archaeology, has identified the location of wāhi tapu and archaeological sites and any consequential implications for the alignment of connecting roads on adjoining sites, and the proposal is in accordance with any recommendations of that assessment for management of those culturally significant sites.

In relation to 1) and 2) above, Council restricts its discretion to:

- a. The ability of a proposal to meet the relevant subdivision and infrastructure standards, and rules.
- b. The ability of a proposal to meet the relevant urban design standards.
- c. Consequences for the implementation of the North West Structure Plan (Appendix L).
- d. Within the North West Structure Plan area:
  - i. The extent to which any individual elements of cultural heritage value are affected; and
  - ii. Whether written approval has been obtained from mana whenua representatives;
  - iii. The extent of earthworks required to implement the subdivision, including earthworks associated with the construction of roads, pedestrian paths, stormwater detention areas, infrastructure services and site contouring;
  - iv. Measures to recognise and provide for the relationship of mana whenua and their culture

- and traditions with their ancestral lands, water, wāhi tūpuna, and other taonga;
- v. Whether a cultural impact assessment prepared in liaison with mana whenua for the specific development proposed, has been included with the application and any recommendations of that assessment;
  - vi. Mitigation measures, including measures identified in any assessment prepared under SUB-R2(2), to avoid, remedy or mitigate any identified adverse effects of the activity on the cultural values, associated with any identified wāhi tapu or archaeological site;
  - vii. The location and extent of any exclusion areas, buffers or setbacks; and
  - viii. Mitigation measures, including rehabilitation planting and the plant species used in rehabilitation planting; and
  - ix. The imposition of an accidental archaeological discovery protocol, as specified in **HH-NWSP-S2**.

3. Subdivision in the Neighbourhood Commercial Zone.

Council restricts its discretion to:

- a. Impact on the Residential Zone amenity values.
- b. Impact on parking provisions and traffic flows.

4. Subdivision in the Airport Enterprises Zone.

Council restricts its discretion to:

- a. The provision of access to the runways for airport users.
- b. The avoidance of allotment layouts that will adversely affect the ability of the airport to operate efficiently and safely.

5. Subdivision in the Open Spaces Zone.

Council restricts its discretion to:

- a. Impact on the amenity values of the surrounding residential area.
- b. The ability of sites to be independently serviced for stormwater and wastewater.

6. Subdivision in the Rural Lifestyle Zone.



Council restricts its discretion to:

- a. The ability of sites to be independently serviced for stormwater and wastewater.
- b. Maintain or enhance rural lifestyle character.

7. Subdivision in the Settlement Zone.

Council restricts its discretion to:

- a. The ability of sites to be independently serviced for stormwater and wastewater.
- b. The ability of sites to maintain or enhance rural lifestyle character.

8. Subdivision in the Rural Production Zone provided that, for subdivision located within the National Grid Subdivision Corridor the identified Building Platform shall be located outside the National Grid Yard.

Council restricts its discretion to:

- a. The ability of sites to:
  - i. Be independently serviced for stormwater and wastewater;
  - ii. Maintain or enhance rural character and to avoid potential reverse sensitivity.
- b. Impact on the operation, maintenance, upgrade and development of the National Grid, including:
  - i. Compliance with NZECP34:2001;
  - ii. The location and orientation of identified Building Platforms relative to the National Grid;
  - iii. The nature and location of any vegetation proposed to be planted in the vicinity of the National Grid;
  - iv. Access to the National Grid; and
  - v. The risk of electrical hazards affecting public safety, and the risk of property damage.

9. Subdivision in the Rural Production Zone to create one allotment with a minimum site area of 5000m<sup>2</sup> and a maximum site area of one hectare site area provided that:

- a. The site proposed for subdivision, legally existed at the 21st March 2016;
- b. The balance site area is at least 10 hectares, and
- c. For subdivision located within the National Grid Subdivision Corridor the identified Building Platform shall be located outside the National Grid

Yard.

Council restricts its discretion to:

- i. The ability of the development to be serviced by on-site means with regard to effluent and stormwater disposal;
- ii. Impact on the rural character of the surrounding area, and to avoid potential reverse sensitivity;
- iii. Impact on the operation, maintenance, upgrade and development of the National Grid, including:
- iv. Compliance with NZECP34:2001;
- v. The location and orientation of identified Building Platforms relative to the National Grid;
- vi. The nature and location of any vegetation proposed to be planted in the vicinity of the National Grid; and
- vii. Access to the National Grid.
- viii. Risk of electrical hazards affecting public or individual safety, and the risk of property damage.

10. Subdivision in the Rural General Zone provided that, for subdivisions located within the National Grid Subdivision Corridor the identified Building Platform shall be located outside the National Grid Yard.

Council restricts its discretion to:

- a. The ability of sites to:
  - i. Be independently serviced for stormwater and wastewater;
  - ii. Maintain or enhance rural lifestyle character.
- b. Impact on the operation, maintenance, upgrade and development of the National Grid including:
  - iii. Compliance with NZECP34:2001;
  - iv. The location and orientation of identified Building Platforms relative to the National Grid;
  - v. The nature and location of any vegetation proposed to be planted in the vicinity of the National Grid;
  - vi. Access to the National Grid; and
  - vii. Risk of electrical hazards affecting public or individual safety, and the risk of property damage.

#### 11. Subdivision in the General Industrial Zone

Council restricts its discretion to:

	<ul style="list-style-type: none"> <li>a. <u>The extent of compliance with the relevant subdivision and infrastructure standards.</u></li> <li>b. <u>The subdivision design and layout, including the size, shape and location of lots, and the design and location of building platforms and access to minimise earthworks and land disturbance.</u></li> <li>c. <u>Provision of appropriate infrastructure and services, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal (including low impact stormwater treatment), telecommunications, electricity and gas.</u></li> <li>d. <u>Effects on natural features and landforms, waterbodies, indigenous vegetation, historic heritage, sites of significance to tangata whenua, archaeological sites or identified features. Effects on the stability of land and buildings, and potential to create new or exacerbate existing natural hazards.</u></li> <li>e. <u>Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control.</u></li> <li>f. <u>Effects of acid sulphate soils on surface water and groundwater quality in the Mill Road area, including the potential for earthworks or lowering of the water table to generate acidic run-off or exacerbate acidification of groundwater.</u></li> <li>g. <u>Subdivision in the Mill Road area being in general accordance with the development staging sequence indicated on the Mill Road Structure Plan (Appendix M), subject to:</u> <ul style="list-style-type: none"> <li>i. <u>the availability of key infrastructure such as roading, water supply, wastewater systems and stormwater control and disposal; and</u></li> <li>ii. <u>the capacity of the water, wastewater and stormwater systems to accommodate intended site development.</u></li> </ul> </li> </ul> <p><b>Note:</b> Applications subject to this rule (except on land within the North West Structure Plan area) shall be considered without service, public notification or written approvals from affected persons.</p>	
<b>SUB-R3</b>	<ul style="list-style-type: none"> <li>1. Any subdivision or infrastructure development that results in non-compliance with any standards unless otherwise stated.</li> <li>2. Any subdivision that contravenes <b>SUB-R2(2)</b>.</li> </ul>	<b>Discretionary (DIS)</b>

	<ol style="list-style-type: none"> <li>3. Subdivision in the General Residential Zone that does not meet the minimum net allotment size of: <ol style="list-style-type: none"> <li>a. 400m<sup>2</sup> (excluding sites within the North West Structure Plan (Appendix L - pink shaded area only)</li> <li>b. 800m<sup>2</sup> on sites within the North West Structure Plan (Appendix L pink shaded area only)</li> </ol> </li> <li>4. Subdivision not in accordance with the North West Structure Plan (Appendix L).</li> <li>5. Subdivision in the Coastal Residential Zone where the subdivision is part of a comprehensive structure plan developed for subdivision and infrastructure provision for the whole zone.</li> </ol>	
<b>SUB-R4</b>	<ol style="list-style-type: none"> <li>1. Subdivision of land in the National Grid Subdivision Corridor where the identified building platform cannot be located wholly outside the National Grid Yard.</li> <li>2. Subdivision in the Springvale Structure Plan area not provided for by <b>SUB-R3(3)</b></li> <li>3. Subdivision in the Coastal Residential Zone that: <ol style="list-style-type: none"> <li>a. Is not shown on a proposed Comprehensive Structure Plan for the whole zone or is not consistent with an approved Comprehensive Structure Plan for the whole zone; or</li> <li>b. Proposes a subsequent subdivision of a lot for which subdivision consent had been granted pursuant to a Comprehensive Structure Plan for the whole zone; or</li> <li>c. Proposes to create more than 100 residential allotments in the entire Coastal Residential Zone.</li> </ol> </li> <li>4. Subdivision with a Building Platform for a principal building or residential unit located within the National Grid Yard.</li> <li>5. Subdivision in the Rural Lifestyle Zone that proposes to connect to or extend reticulated infrastructure including water, wastewater, and piped stormwater drains.</li> </ol>	<b>Non-Complying (NC)</b>

## Standards

The following standards apply to all subdivision development unless otherwise stated.

**Note:** For the Engineering Document (refer Appendix I).

### SUB-S1

#### Subdivision Engineering Basis

Subdivision and infrastructure design and construction shall be in accordance with NZS: 4404 2010 and the Engineering Document 2016. Where there is conflict between NZS 4404 2010, the Engineering Document 2016 prevails. The provisions in the Plan shall prevail over both NZS 4404:2010 and the Engineering Document 2016.

## **SUB-S2**

### **Boundary Adjustments**

1. Boundary adjustments shall comply with the following standards:
  - a. Existing allotments that comply with the minimum site area for the zone prior to the boundary adjustment should not be made non-compliant; and,
  - b. Existing allotments that do not comply with a minimum site area for the zone shall not be made less compliant; and

## **SUB-S3**

### **Existing Buildings**

1. Any new boundaries created by subdivision shall be located such that any existing buildings comply with the rules of the relevant zone or that the appropriate land use consents have been obtained.
2. Subdivisions shall comply with all other relevant rules and provisions of the Plan.

## **SUB-S4**

### **Allotment Size**

1. New allotments, including balance allotments, shall meet the requirements of the following table:

**SUB – Table 1 – Minimum Net Allotment Area**

<b>Zone</b>	<b>Allotment Size Requirements - Net Site Area – Metres (m<sup>2</sup>) or Hectares (ha)</b>
Rural Production	Minimum 10ha or 5000m <sup>2</sup> to 1 hectare for allotments subject to RPROZ-R1(7)
Rural Lifestyle	Minimum 5000m <sup>2</sup> or 0.5ha
Rural General	10,000m <sup>2</sup> (1 Hectare)
Rural Settlement	Allotments shall be of sufficient size and shape to contain an activity or development in a manner that complies with the rules and standards for the zone concerned.
Residential (excluding North West Structure Plan - Appendix L -pink shaded area only)	Minimum 400m <sup>2</sup>

Residential (North West Structure Plan - Appendix L -pink shaded area only)	Minimum 800m <sup>2</sup>
Neighbourhood Commercial	None
Reserves and Open Spaces	None
Sites Specifically for Network Utilities	No Minimum
Airport Enterprise	No Minimum
All other zones	Allotments shall be of sufficient size and shape to contain an activity or development in a manner that complies with the rules and standards for the zone concerned.

## SUB-S5

### Easements

- Where private service connections, the diversion of overland flows, and vehicle access will be located over private property the subdivider shall be required to provide suitable easements in respect of any of the following:
  - The creation of right of way access to any allotment;
  - The right in respect of a dominant tenement or easement in gross to lay, construct, erect, convey, discharge or maintain an underground or overhead water, electric power, telecommunications, gas, sewage, or stormwater service; widths shall be in accordance with the requirements of NZS 4404 2010 and the Engineering Document 2016 unless stated in this Plan; and
  - Any other easement that the specific situation may require.
- Infrastructure that is to be vested in Council shall be provided with easements and constructed in accordance with NZS 4404 2010 and the Engineering Document 2016.

## SUB-S6

### Site Suitability

- Each allotment intended to accommodate building development in the future shall identify at least one potential building platform that meets all of the following:
  - In the residential zones the building platform shall be a rectangular area of land for building purposes measuring no less than 10 metres by 15 metres.
  - Subdivision in zones that require on-site effluent disposal shall also be required to identify an area of no less than 30 metres by 30 metres suitable for on-site effluent disposal.
  - For all other zones, identify an area suitable for the likely scale and nature of development.
  - For unit title and multiple unit developments in the Residential zone, a building platform shall identify the area that is intended for future building.
- In addition, the identified building platform shall :
  - Be free of buildings and structures (where intended for future development), building restrictions, easements, yard setback requirements, or other restrictions to building.

- b. Be identified on the proposed plan of subdivision.
  - c. Not be subject to material damage by inundation, erosion, falling debris, subsidence, or slippage.
  - d. Meet the requirements for 'good ground' for 'conventional residential development' in NZS: 3604 2011 for standard timber framed buildings.
  - e. Exceed a minimum of one metre in height above subsurface groundwater at all times, and
  - f. Have the ability to achieve compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZCEP: 34 2001) for the likely activities on any such allotment.
  - g. For allotments in the Residential and Rural Lifestyle Zones, be located outside the National Grid Yard.
  - h. Excluding allotments in the Residential and Rural Lifestyle zones, each allotment shall provide a building platform that is not within 20 metres of the centreline of any electrical transmission lines which are designed to operate at or above 110kV.
  - i. Comply with **NOISE-s2(1)** (Noise Sensitive Activities) and if **NOISE-S2(2)** applies this will be lodged on a section 221 certificate.
3. The following are exempted from identifying a building platform:
- a. Subdivision to create allotments for the sole purpose of accommodating network utilities, parks and open spaces, and roads;
  - b. Subdivision around existing buildings where no further development will result; and
  - c. Applications for boundary adjustments where no additional development will result.
4. An applicant shall certify compliance with the above requirements and shall include:
- a. A record of the level of consideration and investigations, if any; and
  - b. Any constraints on development that do not require specific foundation design.
5. Where ground conditions cannot be certified as meeting the above, or where significant works or specific foundation design is required, a supporting geotechnical report from a suitably qualified and experienced professional shall be provided detailing the suitability of the site for the future intended development.
- The report shall also outline any restrictions or conditions that may be required prior to the grant of a section 224 completion certificate and any on-going restrictions after the issue of that certificate.
- Any on-going requirements will be required to be detailed and secured by consent notices.
6. In addition to the above and subject to any other requirement of this Plan, the design, and any necessary construction, of building platforms shall not result in the diversion of overland flows unless such diversions:
- a. Are discharged into an approved stormwater system; or
  - b. Approved by way of easements over all properties affected.

### Notes:

- 1. The above requirements are in addition to any requirement placed on development by the provisions of the Hazards and Earthworks provisions of the Plan and the requirements of section 106 of the Act.
- 2. The onus is on the applicant to demonstrate the site is suitable for development without significant works in the first instance, prior to the issue of subdivision consent.
- 3. Allotments that have been assessed pursuant to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health are deemed to

be suitable activities, pursuant to that NES to be acceptable on that land.

## **SUB-S7**

### **Site Serviceability**

1. Each new allotment shall connect to reticulated water services (sewer, stormwater and water supply) excluding the Rural Lifestyle Zone which shall be required to demonstrate it can provide those services in the proposed allotment.

**Note:** For the purposes of this rule, open drains and swales are considered reticulated stormwater services only where owned and maintained by the Whanganui District Council

2. Where connections are required, these shall be provided to the allotment boundary in accordance with NZS 4404 2010 and the Engineering Document 2016 or alternative approved by way of the Alternative Design Procedure, prior to the issue of a section 224 completion certificate.
3. Connections shall be provided underground, except that stormwater connections may be provided above ground where retention or attenuation measures are required or low impact design approaches are to be used.
4. For sites in any rural zone applications shall:
  - a. Provide secure suitable non-reticulated levels of service for potable water supply; and
  - b. Demonstrate the ability to comply with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice 2008 SNZ PAS 4509:2008.

**Note:** Connections for the discharge of trade waste are managed through the Trade Wastes Bylaw 2008.

## **SUB-S8**

### **Network Utilities**

#### Supply – Electricity and Telecommunications

1. Electricity supply and telecommunications services are required for all development within the urban boundary and shall provide a suitable level of service and/or capacity to serve each allotment created by that development.
2. In commercial and industrial zones the supply of network utilities shall recognise the operational needs of the probable occupation and use.

#### Supply – Gas

3. Provision should be made to ensure that gas connections can be provided to each allotment within the urban boundary unless the network utility operator does not wish to supply that area.

#### Connections



4. Connections to electricity and telecommunications infrastructure shall be required in all zones, excluding the rural zones. Within the urban boundary, connections may be above ground only where there is an existing overhead supply.
5. For greenfield subdivision where fibre reticulation is not presently available, red or green ducting shall be installed (both sides of the road) and fibre cabling shall be installed in accordance with the Engineering Document 2016.

**Note:** Crown UFB Partners may be required to install infrastructure. Developers should discuss the requirements of the subdivision with a representative of the relevant UFB Partner prior to lodging an application. If fibre is to be included then it should be installed during construction.

#### Design and construction

6. Design and construction of gas, telecommunication and electricity facilities shall be to the requirements and approval of the respective network utility operators. Design and construction shall recognise the operating access and service requirements of other adjacent utilities.

#### Compliance

7. A compliance certificate shall be provided from the relevant network utility operator, stating that the design and construction of gas, telecommunications or electricity facilities is satisfactory in standard and level of service and that the network utility operator has undertaken to take over operation and maintenance of the facilities at no cost to Council.

### SUB-S9

#### Site Access

##### Rights of way and shared access.

1. Each allotment and additional residential unit shall be served by legal access to a formed legal road in accordance with the table below:

**SUB – Table 2 – Legal accessway width**

Access type	Number of potential household units	Minimum legal width – Metres (m)
Single user	1	3.6m
Shared accesses	1-3	3.6m
	4-6	6.5m
	7 and above	Road

2. For additional residential units, physical width is an area on a plan identified for access equal to the maximum potential household units for the allotment/s that is clear of buildings

and structures, that meets the remaining access requirements of this Plan.

3. The legal width for subdivision, and physical width for additional residential units, shall be clear of buildings, trees, or any other above ground.
4. The maximum number of household units, and potential household units, which may share a private access shall be no more than 6.

**Note:** Potential household units for a site will be calculated by dividing the allotment area by the minimum net site area for the zone less any area subject to physical constraints, easements, and existing or proposed right of ways. Where less than a whole number, the next lowest whole number will be used.

5. The construction of shared accessways and rights of way shall be required prior to the issue of a certificate pursuant to Section 224 of the Resource Management Act 1991, for the actual number of residential units it serves only, except in the Residential zone any vacant allotments shall be considered as one residential unit.
6. For development where a fire appliance is not able to reach either the residential unit or the source of firefighting water supply from a public road in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice 2008 SNZ PAS 4509:2008, the minimum access way width shall be 4m as required under this code.

#### Vehicle Crossings

7. Each new allotment shall be serviced by at least one formed vehicle crossing onto a formed legal road.
8. The design and construction of vehicle crossings shall be in accordance with the requirements of NZS 4404 2010 and the Engineering Document 2016 where Council is the Road Controlling Authority.

#### Notes:

1. All new or upgraded crossings are required to use the Council Corridor Access Request system, except that this shall not apply where Council is not the Road Controlling Authority.
2. The design, location and construction of vehicle crossings onto state highways are managed by the New Zealand Transport Agency.  
Where subdivision and land use requires access to state highways a subdivision application shall include a written statement from the Road Controlling Authority approving that access to the satisfaction of Council.
3. The removal of street trees for the purpose of creating a vehicle crossing is not managed by the Plan. Council's Parks and Property Department should be contacted whenever alteration or removal of a street tree is proposed or required.

#### SUB-S10 Transport

1. Any applications for subdivision shall not include the creation of segregation strips or any other mechanism that:

- a. Prevents access to any existing road or public pedestrian or cycle accessway;
  - b. Prevents connectivity or connections to a proposed road in the Springvale Structure Plan area, or the North West Structure Plan area; or the Mill Road Structure Plan area; or
  - c. Prevents land zoned for residential development from being developed to its anticipated potential; or
  - d. The above does not apply where the Road Controlling Authority requires access to a road or public pedestrian or cycle accessway to be prevented for health and safety purposes, or where access would adversely affect the purpose of a road or public pedestrian or cycle accessway.
2. Roding Hierarchy
  - a. All new roads shall be designed, constructed, and operate in accordance with its intended function within the Roding Hierarchy as shown on the planning maps.
  - b. Where new roads are not shown in the Roding Hierarchy the road design shall be clearly appropriate to its intended function within the overall roding network.
  - c. Roding layouts shall generally give effect to the Indicative Roding layouts as shown on the planning maps.
3. Roding and stormwater

No road reserve shall be used as a secondary flow path, for attenuation or detention, or for low impact stormwater treatment unless approved by the Road Controlling Authority.
4. Connectivity

An indicative future roding layout shall be identified on the plan of subdivision that identifies connections to existing or potential future road and cycle and pedestrian accessways that can comply with the provisions of this Plan.
5. Frontage to Public Open Space

Public open space should be prominent and accessible, with a minimum of 40% of the length of the boundary having direct road frontage.
6. Cycle and Pedestrian Accessways

Where pedestrian and/ or cycle accessways are required, they shall be formed and comply with the following requirements:

  - a. All pedestrian and cycle accessways shall be vested in Council;
  - b. Be a minimum of 4 metres in width for its length;
  - c. Have suitable lighting at each entrance;
  - d. Where exceeding 60 metres in length, accessways shall be lit at intervals not exceeding 30 metres;
  - e. Have a direct line of sight from each access point to the point of egress; and
  - f. Be secured at any entrance that has direct road access by bollards or other approved devices to prevent motor vehicles entering public spaces.
7. Cul de sac Roads

The following are specific requirements for the use of cul de sacs in proposed subdivision layouts:

  - a. A cul de sac shall not exceed 150 metres in length measured from the centreline of the roads intersection with the feeder road and the head of the cul de sac road.
  - b. A cul de sac shall not gain access off another cul-de-sac or terminating road unless there is no other physical or practical means of developing the related land.
  - c. A cul de sac shall, at the terminating head, provide an accessway for cycling and pedestrian access that:

- i. Connects to another existing or proposed road, cycleway, or public open space, public facility or neighbourhood commercial zone.
- ii. That reduces travel time to cycleway, or public open space, public facility or neighbourhood commercial zone.
- d. Is located in the most efficient location to achieve the above.

**Note:** For 7) b) above, 'no practical and physical means' refers to constraints regarding topography, ground conditions and existing roading and development layouts. This does not include land in different ownership.

#### 8. Street Lighting

- a. Street lighting shall be provided on new road reserve to ensure the safety of road users and pedestrians in accordance with NZS 4404 2010 and the Engineering Document 2016.
- b. All new street lighting fixtures shall:
  - i. Be designed installed and maintained to minimise glare uplight and spill onto properties;
  - ii. Use energy efficient lamps; and
  - iii. Be of a standard design and construction.

#### 9. Entranceway Features

All permanent entranceway features and/or structures for the purpose of promoting or branding a subdivision name shall be located entirely within private property and not within road reserve.

#### 10. Footpaths

Road and/or pedestrian connections between the land being subdivided, existing roads, adjoining properties, and balance lots shall be provided in accordance with NZS 4404 2010 and the Engineering Document 2016.

#### 11. Site Frontage

The total number of allotments with no direct access onto road reserve including those with shared access with no frontage and rear allotments using access legs shall not exceed 20% of the lots in any one greenfield subdivision application.

#### 12. Landscaping

Landscaping shall be in accordance with the requirements of the Road Controlling Authority. In the case of road reserve being vested in the Council this shall be in accordance with the Council ~~Tree Policy 2008~~ Street Tree Strategy 2016.

## SUB-S11

### Earthworks

In addition to the earthworks standards and rules, the following standards also apply for subdivision.

In residential zones, earthworks and land modification shall not exceed the removal of topsoil for the purpose of establishing building platforms, construction of roads, and trenching and back filling ancillary to the installation of utilities and services.

Where land is being filled to a level that exceeds 0.6m in depth measured vertically:

1. The area/s of cut and fill shall be identified on a plan and as-built drawings shall be supplied to Council prior to the issue of a certificate pursuant to Section 223 or the Resource Management Act, and in accordance with the technical requirements of NZS 4404 2010 and the Engineering Document 2016.
2. Where intended to be used as a building platform the fill shall be certified by a suitably qualified engineering professional as being suitable to meet the definition of 'good ground' required for timber framed buildings in NZS 3604 2011.

**Note:**

1. The requirements of the Land Drainage Act 1908 still apply and should be referred to by anyone moving significant amounts of earth or altering overland flows.
2. Persons considering large earthworks are advised to contact Wanganui- Manawatu Regional Council.

**SUB-S12****Servicing Capacity**

Where subdivision occurs in any reticulated servicing catchment for water, wastewater, or stormwater and there is not sufficient capacity to meet the specified level of service, or the ability of that infrastructure catchment to provide that level of service to the remaining area of developable land in that catchment is reduced.

The subdivider shall:

1. be required to provide that level of service for their development at their own cost;
2. only be allocated an equitable proportion of existing servicing capacity based on land area, unless.

Where additional capacity is available in an infrastructure catchment in excess of what is required to provide the specified level of service for the remaining areas of developable land, this may be allocated subject to approval of Council.

**SUB-S13****Consideration of Alternative Solutions**

Alternative infrastructure solutions to those in NZS 4404 2010 and the Engineering Document 2016 shall be required to use the alternative design procedure.

**Note:** It is recommended that where a subdivision layout is based upon an alternative design that the applicant engages with Council at the earliest possible opportunity for discussions around concept and design approval.

**SUB-S14****Catchment Management Basis**

The design, construction and operation of stormwater, water, and wastewater infrastructure to be vested in council or where it will connect to Council owned infrastructure shall take a whole of catchment based approach and shall meet the following requirements:

1. New infrastructure shall be adequate to meet the maximum potential demand arising from the development the allotments, including future land uses as anticipated by the Plan.
2. Proposals shall identify any downstream works required to cater for the anticipated use of the allotments.

## **SUB-S15**

### **Stormwater**

1. Subdivision to create new stormwater infrastructure shall not require additional mechanical pumping stations.
2. Post development stormwater run-off rates shall not exceed those prior to development in catchments required to achieve hydraulic neutrality.
3. New stormwater infrastructure shall be designed and constructed to a standard that ensures stormwater is not discharged into the reticulated wastewater system.
4. The design capacity of any piped stormwater facilities shall be sufficient to accommodate the surface water flows resulting without relying on secondary flowpaths in accordance with the Table 3 below.

**SUB – Table 3 – Stormwater Design Requirements**

Function	Annual Exceedance Probability (AEP %)	Return Period (years)
Primary Systems –		
- Rural	20	5
- Residential and rural lifestyle areas	10	10
- Commercial and industrial areas	10	10
- All areas where no secondary flow paths are available	1	100
Secondary systems	1	100

5. Secondary overland flow paths must cater for a minimum of a 1% AEP storm event. Where this is not feasible, the piped system must perform that requirement.

**Note:** All discharges will need to meet the requirements of Wanganui- Manawatu Regional Council, including any relevant conditions of any applicable consent.

6. Low Impact Stormwater Treatment
  - a. Stormwater management and treatment shall avoid significant modification to natural

drainage system and overland flow paths.

- b. Where low impact stormwater approaches including swales, rain gardens, and other mechanisms are proposed or required, these shall:

- i. Be required to be approved by the Alternative Design Procedure, excluding the construction of the swale in the Springvale Structure Plan area or the stormwater detention areas identified in the North West Structure Plan.
- ii. Meet the same performance requirements of conventional infrastructure.

## 7. Parks and Reserves

Areas to be vested in Council that are set aside for the purpose of accommodating stormwater flows shall not offset or replace any requirement for recreation reserves.

## SUB-S16

### Water

1. Water supply shall meet the requirements of the Ministry of Health: Drinking Water Standards for New Zealand 2005 as updated in 2008.
2. In the Residential Zone fire fighting supply shall be provided in accordance with the New Zealand Fire Service Fire Fighting Supplies Code of Practice 2008 SNZ PAS 4509:2008.

## SUB-S17

### Wastewater

Wastewater systems shall not provide for the direct discharge of stormwater into the reticulated system.

## Rules (Part 2)

Rules (Part 2) have not yet been reviewed as part of the Plan Review)

These sections apply to all zones except all Rural, Settlement, Residential, Airport, Open Spaces, General Industrial and Neighbourhood Commercial zones.

The rules for each zone specify whether subdivision is a:

- Controlled activity;
- Discretionary activity; or
- Non-complying activity.

<b>SUB-R5</b>	<p>1. Where subdivision is a controlled activity:</p> <p>Control is reserved over:</p> <ol style="list-style-type: none"> <li>a. Subdivision layout <ol style="list-style-type: none"> <li>i. Allotment sizes;</li> <li>ii. Site dimensions;</li> <li>iii. Boundary positions; and</li> <li>iv. Easements.</li> </ol> </li> </ol>	<b>Controlled (CON)</b>
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	<ul style="list-style-type: none"> <li>b. Provision of infrastructure and services               <ul style="list-style-type: none"> <li>i. Roading;</li> <li>ii. Water supply;</li> <li>iii. Wastewater disposal ;</li> <li>iv. Stormwater control;</li> <li>v. Earthworks (cut and fill);</li> <li>vi. Energy supply (electricity and/or gas);</li> <li>vii. Telecommunications; and</li> <li>viii. Streetscape and landscaping.</li> </ul> </li> <li>c. Provision of reserves               <ul style="list-style-type: none"> <li>i. Local purpose;</li> <li>ii. Recreation;</li> <li>iii. Esplanade reserves/esplanade strips/access strips; and</li> <li>iv. Other reserves.</li> </ul> </li> <li>d. Suitability of sites               <ul style="list-style-type: none"> <li>i. Access;</li> <li>ii. Building platforms; and</li> <li>iii. Flood control and hazard mitigation.</li> </ul> </li> <li>e. Preservation of places or items of natural or cultural heritage value or amenity value;</li> <li>f. The imposition of financial contributions;</li> <li>g. Any matters relating to compliance with subdivision standards;</li> <li>h. Riparian management measures:               <ul style="list-style-type: none"> <li>i. Protection of existing vegetation;</li> <li>ii. Fencing and planting; and</li> <li>iii. Ongoing management of riparian margins.</li> </ul> </li> </ul> <p>2. In exercising control over the 'provision of infrastructure and services' (refer to SUB-R1-b) above) the Council will seek to ensure that subdivisions meet the performance criteria.</p> <p>The 'acceptable solution' provided will be just one of a range of possible methods of compliance. Applications which meet the Plan's '<i>Subdivision Performance Criteria</i>' by other means, which have been fully researched and documented, will be approved.</p>	
<b>SUB-R6</b>	<p>1. Subdivision or road stopping adjacent to the Whanganui River, Mangawhero River or the coast.</p> <p>Council's discretion is restricted to:</p>	<b>Restricted Discretionary (RDIS)</b>



	<p>a. Those matters in <b>SUB-R5(b)</b> above over which Council has control in respect of controlled activity subdivisions;</p> <p>b. The requirement (if any) for an esplanade reserve, esplanade strip and/or access strip.</p> <p>In assessing (b) above, the width of any esplanade reserve or strip will depend on the circumstances involved but will not exceed 20 metres. In any given case, Council reserves the right not to require, or accept, any esplanade reserve or strip.</p>	
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## Standards

The following standards shall apply to subdivision that is a controlled activity, that will be used as a guide in assessment.

### SUB-S18

#### Allotment Size

1. In all zones other than rural, allotments shall be of sufficient size and shape to contain an activity or development in a manner that complies with the rules and standards for the underlying zone.
2. In all zones where there is no sewerage or stormwater reticulation, allotments shall be of sufficient size to enable the treatment and disposal of sewage and stormwater in an environmentally acceptable manner within lot boundaries. This is where the treatment and disposal of sewage and stormwater does not, or will not, either on its own or cumulatively, lead to adverse environmental or health effects either within or beyond the boundaries of the site (including ground or surface water contamination, odours and surface run-off from land). Regard shall be had to the proposed use of the land, and the size, shape and soil characteristics of the land.

### SUB-S19

#### Existing Buildings

Where any land to be subdivided contains existing buildings, there shall be no increase in the degree of non-compliance with any permitted activity standard for the zone concerned.

### SUB-S20

#### Hazard Potential

1. Each allotment shall be able to be provided with a building platform, and access to that platform, for a residential unit or other intended building. The building platform and access to that platform shall not be subject, or likely to be subject, to material damage by erosion, falling debris, subsidence, slippage or inundation from any source.
2. Each allotment shall be able to be provided with a building platform that is not within 20

metres of the centreline of any electrical transmission lines which are designed to operate at or above 110kV.

3. Where subdivision of unstable land is proposed the title of that land shall be covenanted to ensure that the allotment is not intended to be used for any building.

## **SUB-S21**

### **Access**

1. Each allotment shall be provided with practical, legal access to a formed legal road (or to a proposed road that is to be formed as part of the subdivision) in a manner that complies with **TRAN-Transport**.
2. Any new access created to a sealed road shall be sealed from the edge of road seal to the property boundary.

**Note:** A Limited Access Road (LAR) is deemed by Section 93 of the Government Roding Powers Act 1989, not to be a road for the purposes of obtaining access in relation to a subdivision. Accordingly, unless the Minister of Transport gives special authorisation, land adjoining a Limited Access Road cannot be subdivided unless legal frontage to an alternative road is provided.

## **SUB-S22**

### **Subdivision Adjacent to Waterways**

Subdivision or road stopping adjacent to the Whanganui River, Mangawhero River or the Coast is deemed to be a restricted discretionary activity, not a controlled activity.

## **SUB-S23**

### **General Rules**

Subdivisions shall comply with the rules of the Plan to the extent that they are applicable. In particular, rules in the following plan sections apply:

**NFL-Natural Features and Landscapes & HH-Historic Heritage** Natural and Cultural Heritage Resources

**NFL** Protected Trees

**NFL** Riparian Margins

**TRAN-Transport** Parking, Loading and Vehicle Crossings

**NU-Network Utilities** Utilities

## **Esplanade Reserve and Strips**

(This section has not been reviewed)

Section 229 of the Act lists the main purposes of esplanade reserves and strips as being:

1. Protection of conservation values (particularly: natural functioning of waterbody, water quality, aquatic habitats, natural values of the esplanade reserve or strip, mitigation of natural hazards);
2. Enabling public access to sea, river or lake;
3. Enabling public recreational use where the use is compatible with conservation values.

The Council seeks to create esplanade reserves and strips at the time of subdivision along specified rivers and the coast where there is significant recreation value to achieve 2) and 3) above. However, Council does not seek to use esplanade reserves and strips to achieve 1) above.

This is because reliance on the esplanade reserve provisions (in relation to subdivision) in section 230 of the Act will not assist achievement of any significant conservation values.

Even in the few cases where opportunity to take reserves upon subdivision is available, it is doubtful that the creation of esplanades would be a cost-effective method of conservation. This is particularly so as the planting of esplanades (by far the most effective method of contributing to the protection of conservation values) is best promoted in a non-regulatory manner.

## **SUB-S24**

### **Where an Esplanade Strip May be Required**

An esplanade strip may only be required on a waterbody where the strip has significant recreation potential.

Where an esplanade reserve is required by SUB-R2 above, and one or more of the following circumstances exist, the Council may instead impose a condition of consent requiring an esplanade strip:

1. Where the mark of MHWS, river bank or lake margin may change.
2. Where it is desirable for the adjoining landowner to retain ownership of the land subject to an esplanade reserve, in order to maintain or promote the efficient and effective use of the adjoining land.
3. Where the mitigation of natural hazards would be better addressed by the creation of an esplanade strip.
4. Where public usage is likely to be facilitated or promoted by the creation of an esplanade strip.
5. Where the costs of the provision and maintenance of an esplanade reserve, including the costs of compensation (where applicable), are more than the public benefits in respect of the purposes of an esplanade reserve. In assessing this, it shall be recognised that benefits primarily in terms of access has value which cannot readily be expressed in monetary terms.
6. Where the creation of an esplanade reserve would create economic hardship, risks to

public safety or to the security of plant, machinery, stock or other property.

## **SUB-S25**

### **Width of Esplanade Reserves/Strips May be Varied or the Requirement Waived**

The width of an esplanade reserve or esplanade strip may be varied or completely waived under the following circumstances.

1. Where the recreational values are so limited that no esplanade strip or esplanade reserve can be justified.
2. Where special recreational values, cultural significance or public access arrangements warrant a wider or narrower esplanade reserve or esplanade strip.
3. Where topography or the siting of any building or other feature renders the 20 metre width excessive in regard to meeting the recreational and cultural purposes of the esplanade reserve or esplanade strip.
4. Where access to an existing or potential future reserve would be enhanced by the extra width.
5. Where the protection of waahi tapu or other taonga, as well as the provision of access to areas of importance to Maori, will be maintained or enhanced.
6. Where the land is in a natural hazard area or where there is an identified risk from one or more natural hazards (such as coastal erosion).
7. Where the costs of the provision and maintenance of a 20 metre wide esplanade reserve or esplanade strip, including the costs of compensation for any increased width, are more than the public benefits in respect of the purposes of the esplanade reserve or esplanade strip. In assessing this, it shall be recognised that benefits in terms of improved water quality, habitat and access have important values which cannot readily be expressed in monetary terms.
8. Where no additional allotments are being created by the subdivision.
9. Where access to and along the waterbody is facilitated by the existence of alternative legal access (such as paper roads).

## **SUB-S26**

### **Instrument to Create an Esplanade Strip**

The tenth schedule of the Act identifies matters which are to be included in an instrument to create an esplanade strip. The 'instrument' is registered on land titles and contains the following standard conditions.

Prohibitions include:

1. Wilfully endangering, disturbing, or annoying any lawful user (including the land owner or occupier) of the strip;
2. Wilfully damaging or interfering with any structure adjoining or on the land, including any building, fence, gate, stile, marker, bridge, or notice;
3. Wilfully interfering with or disturbing any livestock lawfully permitted on the strip.

The following acts are also prohibited on the strip:

1. Lighting any fire;
2. Carrying, discharging or shooting any firearm;
3. Camping;
4. Taking any vehicle on to, or driving or having charge or control of any vehicle on, the land (whether the vehicle is motorised or non-motorised);
5. Wilfully damaging or removing any plant (unless acting in accordance with the Noxious Plants Act 1987 or the Biosecurity Act 1993);
6. Laying any poison or setting any snare or trap (unless acting in accordance with the Agricultural Pests Destruction Act 1967 or the Biosecurity Act 1993).

The previous prohibitions will not apply to the owner/occupier of the strip or land unless the instrument specifically states so.

The following management measures may be included in the instrument:

- a. Conditions relating to animal access and/or animal control, including use of the strip for dog exercise;
- b. Closure of the strip for farm management purposes, for any specified period, including particular times and dates;
- c. Provision of signage or markings for closures and other restrictions, hazard warnings and boundary demarcation;
- d. Provision of fencing.

Where the Council and the landowner agree that works need to be completed for the safety or convenience of the public using the strip, the nature of these works shall be settled by negotiation between the land owner and the Council, with Council paying for any works of public benefit.

## **SUB-S27**

### **Compensation**

1. Section 237E of the Act states that no compensation for esplanade reserves or esplanade strips is payable where an allotment of less than 4 hectares is created when land is subdivided;
2. Section 237F of the Act states that compensation is payable in respect of any esplanade reserve or strip required on, or from, an allotment of 4 hectares or more which is created.

## NFL – Natural Features and Landscapes

### NFL-CESM-S4 Hazardous Substances

Any new or expanded hazardous facility is subject to the provisions of Appendix F Hazardous Facility Screening Procedure.

All activities shall comply with the standards in **HAZ - Hazards and Risks**

## GRZ – General Residential Zone

### GRZ-S9 Hazardous Substances

Any new or expanded hazardous facility is subject to the provisions of Appendix F Hazardous Facility Screening Procedure.

All activities shall comply with the standards in **HAZ - Hazards and Risks**

## CRZ – Coastal Residential Zone

### CRZ-S3 Hazardous Substances

Any new or expanded hazardous facility is subject to the provisions of Appendix F Hazardous Facility Screening Procedure.

All activities shall comply with the standards in **HAZ - Hazards and Risks**

## GRUZ – General Rural Zone

### GRUZ-S3 Hazardous Substances

Any new or expanded hazardous facility is subject to the provisions of Appendix F Hazardous Facility Screening Procedure.

All activities shall comply with the standards in **HAZ - Hazards and Risks**

## RLZ – Rural Lifestyle Zone

### RLZ-S6 Hazardous Substances

Any new or expanded hazardous facility is subject to the provisions of Appendix F Hazardous Facility Screening Procedure.

All activities shall comply with the standards in **HAZ - Hazards and Risks**

## RPROZ – Rural Production Zone

### RPROZ-S3

#### Hazardous Substances

Any new or expanded hazardous facility is subject to the provisions of Appendix F– Hazardous Facility Screening Procedure.

All activities shall comply with the standards in **HAZ - Hazards and Risks**

## SETZ – Settlement Zone

### SETZ-S3

#### Hazardous Substances

Any new or expanded hazardous facility is subject to the provisions of Appendix F Hazardous Facility Screening Procedure.

All activities shall comply with the standards in **HAZ - Hazards and Risks**

## COMZ – Commercial Zone

### COMZ-CC-S3

#### Hazardous Substances

Any new or expanded hazardous facility is subject to the provisions of Appendix F– Hazardous Facility Screening Procedure.

All activities shall comply with the standards in **HAZ - Hazards and Risks**

### COMZ-NC-S7

#### Hazardous Substances

Any new or expanded hazardous facility is subject to the provisions of Appendix F Hazardous Facility Screening Procedure.

All activities shall comply with the standards in **HAZ - Hazards and Risks**

## AZ – Airport Zone

### AZ-S3

#### Hazardous Substances

Any new or expanded hazardous facility is subject to the provisions of Appendix F– Hazardous Facility Screening Procedure.

All activities shall comply with the standards in **HAZ - Hazards and Risks**

## Definitions

**ancillary activity** an activity that supports and is subsidiary to a primary activity

**hazardous facilities**

means any activity, site, building, installation or vehicle associated, or intended to be associated, with the use, storage, handling or disposal of hazardous substances, but does not include the following:

- a. incidental use or storage of hazardous substances in domestic scale quantities;
- b. trade waste sewer and waste treatment or disposal facilities, due to the difficulty of identifying the quantity and nature of the substances involved;
- c. storage or use of hazardous consumer products for private domestic purposes, because the degree of hazard is generally below the scale of potential effects considered by the HFSP;
- d. retail outlets for the domestic usage sale of hazardous substances (eg supermarkets, hardware shops, pharmacies), because storage of hazardous substances is generally in small packages;
- e. facilities using genetically modified or new organisms;
- f. developments that are, or may be, hazardous but do not involve hazardous substances (eg mineral extraction, high voltage transmission lines, radio masts, electrical substations). These are controlled by other District Plan provisions;
- g. dust explosions;
- h. gas and oil distribution systems;
- i. fuel in motor vehicles, boats and small engines such as weed eaters, lawnmowers, chainsaws etc;
- j. the transportation, storage, and/or use in any zone of hazardous substances in association with temporary military training activities.

means the use of land and/or buildings (or any part of) for one or more of the following activities:

- a. Manufacturing and associated storage of hazardous substances (including manufacture of agrichemicals fertilisers, acids/alkalis or paints).
- b. Petroleum exploration and petroleum production.
- c. The storage/use of more than 100,000L of petrol.
- d. The storage/use of more than 100,000 of diesel.



	<p>e. <u>The storage/use of more than 6 tonnes of LPG.</u></p> <p>f. <u>Galvanising plants.</u></p> <p>g. <u>Electroplating and metal treatment.</u></p> <p>h. <u>Tanneries.</u></p> <p>i. <u>Timber treatment.</u></p> <p>j. <u>Freezing works and rendering plants.</u></p> <p>k. <u>Wastewater treatment plants.</u></p> <p>l. <u>Metal smelting and refining (including battery refining or recycling).</u></p> <p>m. <u>Milk processing plants (except where milk processing plant is specifically designed to contain and store milk so that any reasonably potential spillage of milk is contained within the site of the plant until it can be disposed of to an approved wastewater system).</u></p> <p>n. <u>Fibreglass manufacturing</u></p> <p>o. <u>Polymer foam manufacturing.</u></p> <p><u>For (c) and (d), it does not include the underground storage of petrol at service stations undertaken in accordance with HSNOCOP 44 Below Ground Stationary Container Systems for Petroleum - Design and Installation and HSNOCOP 45 Below Ground Stationary Containers Systems for Petroleum - Operation.</u></p>
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<b>industrial activities</b>	<p><del>means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.</del></p> <p><u>means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.</u></p>
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**synergistic effect** means an effect arising between two or more substances that produces an effect greater than the sum of their

individual effects.