APPENDIX VII

Changes to the District Plan (Rural Volume)

as a Result of Recommendations

LOCALISED NATURAL HAZARDS

Policy B3.1.2

Avoid locating dwellings, buildings or other assets of high value in any of the following areas:

(a) Between any waterbody and any stopbank designed or used to contain floodwater from that waterbody;

(b) Within the bed of any lake or river;

(c) Seaward of the Coastal Hazard 1 Line shown on Planning Maps 001, 002 and 004; or

(d) Within the Waimakariri Flood Category A shown on Planning Maps 017 and 018.

(e) In proximity to a stopbank where there is a high risk of damage and loss of life from inundation due to the potential depth and velocity of flood water.

Explanation and Reasons

The areas listed in Policy B3.1.2 are vulnerable to flooding, shifting sediment or land erosion, caused by the movement of water. Therefore, erecting any building in this area is likely to create a natural hazard. The policy and rule apply to buildings likely to contain people or valuable assets which cannot be readily moved, such as houses or businesses. The rules do not apply to accessory buildings such as hay barns and garages, or to utilities.

High risk of damage and the loss of life by inundation from flood waters refers to the situation where the force of the water has the potential to significantly damage or destroy assets and threaten life. This will occur when the depth of the water, multiplied by its velocity, exceeds one (i.e. depth (m) x velocity (ms-1) > 1).

Methods

District Plan Rules

- Natural Hazards
- Subdivision

Information

- Notice on LIMs (Land Information Memoranda) for properties in identified areas

Policy B3.1.3

Ensure dwellings or other principal buildings located in the flood area shown on the Planning Maps have minimum floor heights 300mm (freeboard) above the projected flood level for a 2% AEP (Annual Exceedance Probability) flood event so as to minimise the risk of inundation.

Policy B3.1.4

Ensure any earthworks undertaken in the flood areas shown on the Planning Maps do not exacerbate flooding on other property by displacing or diverting floodwater on surrounding land.

Explanation and Reasons

The Lower Plains and Lake Ellesmere/Te Waihora flood areas are shown on the Planning Maps. Land in these areas has been inundated by floodwater from the Lower Selwyn River/Waikirikiri, Lake Ellesmere/Te Waihora, or by stormwater. Some areas experience surface flooding in storms as frequent as 20% AEP (1 in 5 year storm).

Policy B3.1.3 is to ensure any dwelling or other building containing assets of high value, have a minimum floor height 300m (freeboard) above the projected water level for a 1 in 50 year flood (2% AEP). This requirement is compatible with clause E1 of the Building Code. The floor height may be achieved by raising either the building or the building site. If the building site is raised, Policy B3.1.4 will apply. In the Lake Ellesmere/Te Waihora flood area a 3m minimum floor level height has been adopted based on an identified 2.74m contour above mean sea level (Lyttleton Datum 1937). This is a known flood level. The 3 metres includes a 300mm freeboard to accommodate the risk of wave action.

In the Lower Plains flood areas the extent and nature of the issue will vary from site to site. For this reason a specific assessment will be required based on the information available to identify whether an appropriate floor height can be determined in accordance with the 2% AEP minimum.

Earthworks undertaken in an area prone to inundation may affect the patterns by which floodwater disperses. If land is raised, floodwater will be deeper on adjoining, lower lying properties. Policy B3.1.4 is to ensure earthworks in the flood areas do not divert or displace floodwater so that the risk of inundation, or level of inundation on adjoining properties, increases.

Methods

District Plan Rules

- Natural Hazards
- Flooding
- Earthworks

Policy B3.1.5

Ensure any activity does not adversely affect the efficiency of the District's land drainage system, or increase the rate of stormwater runoff into waterbodies.

Explanation and Reasons

The eastern part of the Selwyn District has a high water table. A land drainage scheme drains rural land and reticulated stormwater from townships into Te Waihora/Lake Ellesmere. Policy B3.1.5 is to avoid activities in the rural area increasing the rate at which stormwater runs off land into the drains. Stormwater runoff rates can be increased by piping or channelling stormwater or by reducing the area available for stormwater to pond on land. Policy B3.1.5 is not intended to prevent activities in the rural area that may involve piping or channelling stormwater. Rather, when such activities occur, other methods need to be used to delay the potential rate of stormwater runoff into waterbodies, especially those waterbodies which pass through townships or which flood frequently. These include: Halswell River; LI and LII waterbodies; Lower Selwyn River/Waikirikiri; Doyleston Main Drain; Boggy Creek; Irwell Creek; and Mill Creek.

Methods

District Plan Policies

- To assess plan change requests to rezone land for new residential or business development

District Plan Rules

- Subdivision

Policy B3.1.6

Avoid multi-storey buildings and critical facilities in the Malvern Hills or High Country

Explanation and Reasons

Policy B3.1.6 is to reduce the risk of loss of life and property damage from earthquakes by discouraging multi-storey buildings and critical facilities in this area. Critical facilities are those facilities vital in a Civil Defence Emergency such as: hospitals; communication centres; and machinery depots (It does not include utilities which are essential for daily activity such as telecommunication lines, power lines and transport links). This policy is implemented through rules for maximum building heights and as a matter to be considered when granting a resource consent.

The Building Code sets out the standards to which structures and buildings must be erected to withstand ground shaking from earthquakes. These standards apply to all structures and buildings, and vary between areas (earthquake zones).

Methods

District Plan Rules

- Buildings heights
- Residential density
- Activities in High Country

Policy B3.1.7

Ensure the risk of damage from avalanche, earthquakes or slips is minor when locating buildings, other structures or recreational facilities at high altitudes or on steep slopes.

Explanation and Reasons

Policy B3.1.7 addresses potential natural hazards caused by locating people, buildings and other structures on steep slopes which are prone to slipping or slumping; and on land at high altitudes where avalanches may occur. This includes the six ski fields in the District. Policy B3.1.7 does not prevent activities taking place at high altitudes or on steep slopes, provided any risk of damage from slips, or avalanches is minor. The risk may be minor for several reasons. For example:

- The area may not be prone to slip or avalanche;
- The activity may not occur during times when avalanches are most likely; or
- Mitigation measures or warning devices may be in place.

Section 1.1 Land and Soil, addresses earthworks and vegetation clearance causing slips and slumping on steep slopes.

Methods

District Plan Rules

- Earthworks on slopes
- Buildings and structures on slopes

Policy B3.1.8

Ensure any measures proposed to mitigate a potential natural hazard:

- **Do not lead to or intensify a potential natural hazard elsewhere; and**
- **Any other adverse effects on the environment being avoided, remedied or mitigated.**

Explanation and Reasons

Measures proposed to mitigate potential natural hazards should not lead to or intensify potential natural hazards elsewhere. For example by diverting or displacing floodwater on to someone else's property. Works to mitigate potential natural hazards can have adverse effects on other parts of the environment. For example, stopbanks can affect the natural character and habitat values of riparian margins or access along waterbodies. Retaining walls or rock nets (gabions) can affect the landscape values of hill slopes. These adverse effects need to be addressed. The extent to which they are addressed will depend on the severity of the effect and the feasibility and cost of other measures to mitigate the natural hazard.

Methods

District Plan Rules

- Activities near waterbodies
- Earthworks
- Buildings
- Natural Hazards

Policy B3.1.9

Continue to develop the information base on the location and characteristics of potential natural hazards in Selwyn District.

Explanation and Reasons

The major difficulty in trying to manage potential natural hazards is the lack of information on the type, location and frequency of these events in the District. Some of the main reasons for this lack of information are:

- The long periods between events, especially severe events.
- The short period of written measurements and records which makes it difficult to estimate how often events occur.
- The cost of research, particularly when only a small number of people are affected.

Research and modelling of natural hazards is occurring all the time. By keeping abreast of and supporting this work, and recording information on natural hazards as they occur, the information base is increasing.

Methods

Advocacy

- Encouraging and supporting relevant research work

Information

- Recording relevant information as opportunities arise.

~~Policy B3.1.10~~

~~To take a monetary contribution to help fund the costs of mitigating actual or potential natural hazards of an activity on areas beyond the boundary of the site.~~

~~Explanation and Reasons~~

~~Some activities can cause effects on land or waterbodies which are beyond the boundaries of the site where the activity is taking place. For example, activities which increase the risk of flooding or slips on other people's land. Where an activity runs the risk of ongoing effects on the environment, the Council usually requires the developer to enter into a bond, to ensure these funds are available should they be needed in the future. However, a monetary contribution may be more appropriate in some cases, for example, where works are required on other land from the outset.~~

NATURAL HAZARDS — ANTICIPATED ENVIRONMENTAL RESULTS

The environmental results should occur from Section B3.1:

- Increased awareness in the community of the risk and nature of natural hazards and how to respond.
- Houses are not erected in areas prone to coastal erosion or channel outbreak from the Waimakariri River.
- Houses and buildings located on land subject to flood water inundation are raised higher than floodwaters from a 2% AEP (1 in 50 year flood).
- No increase in stormwater runoff rates from land in the Rural zone.
- Houses, infrastructure and recreational facilities area not located on or under land that is slipping or prone to avalanche.
- The District's database on potential natural hazards improves.
- Effects of works to mitigate natural hazards on slopes are minor or mitigated.
- The database on potential natural hazards in the District, improves.

NATURAL HAZARDS — MONITORING

See Part E, Appendix 1.

B3.2 HAZARDOUS SUBSTANCES — ISSUES

- **Adverse effects on the human and natural environments from the manufacture, storage, transport on waterbodies or disposal of hazardous substances.**
- **Adverse effects on land and soils, waterbodies or other parts of the environment from accidental or deliberate spillage, leakage, or discharge of hazardous substances in the course of their manufacture, storage or disposal.**
- **Adverse effects on the amenity values of townships from activities involving the manufacture, storage or disposal of hazardous substances.**

What is a Hazardous Substance?

A hazardous substance is defined in section 2 of the Resource Management Act 1991 to include, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 (HSNO) as a hazardous substance.

HSNO section 2 states:

> "Hazardous substance means, unless expressly provided otherwise by regulations, any substance
>
> (a) with one or more of the following characteristics:
>
> (i) explosiveness,
>
> (ii) flammability,
>
> (iii) a capacity to oxidise,
>
> (iv) corrosiveness,
>
> (v) toxicity (acute or chronic),
>
> (vi) ecotoxicity with or without bioaccumulation;
>
> or
>
> (b) which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any one or more of the properties specified above."

What are the Issues?

Hazardous substances of various kinds are in widespread use in the Selwyn District and are an essential part of everyday life and many industries. People and operations in rural areas often need to store hazardous substances on site to carry out their activities efficiently. Common examples of hazardous substances are agrichemicals and animal remedies in the rural sector of the community, timber preservatives and strong acids and alkalis in the industrial and commercial sector, and garden sprays in the domestic sector. Other substances such as LPG, petroleum hydrocarbon fuels and lubricants, solvents, paints, pool chemicals and household cleaning agents are in widespread use across all sectors. Wastes generated by all sectors also contain hazardous substance residues, such as industrial processing wastes, packaging and containers, dead batteries and waste oil, paints and solvents, surplus agrichemicals and garden sprays.

While the presence of hazardous substances in the community is generally accepted, there is potential for significant adverse effects to the natural, rural and urban environments if hazardous substances and their locations, storage, transport, use and disposal are not managed or controlled appropriately. The potential adverse effects if hazardous substances are spilled, leak or escape from their containment or are discharged into the environment in an uncontrolled manner by accident or during their application or use include:

- effects on human health through skin contact, ingestion or inhalation
- effects on the health of farm stock and domestic animals
- damage to plant crops, windbreaks, plantations, landscape planting and other vegetation
- damage to natural flora and fauna
- contamination of the food chain, including chemical residues in farm stock and crops
- damage to the life-sustaining or aesthetic qualities of water and soil resources and ecosystems
- effects on ancestral lands, sites and other taonga of value to Tangata Whenua
- aesthetic and health effects arising from the development, improvement or occupation of land contaminated by hazardous substances
- devaluation of rural, residential, conservation and recreation amenity values of land that has been contaminated by hazardous substances
- potential and actual risks and public concerns associated with the location of facilities and activities involving hazardous substances, with respect to residences, schools, conservation areas, recreational areas, waterbodies and other sensitive land use areas and sensitive environments
- reverse sensitivity effects on rural land use involving hazardous substances, from residential and other more sensitive activities establishing in rural areas

Hazardous substances are already subject to regulation under other legislation such as HSNO, and the additional controls included in the District Plan are for resource management purposes.

Regulatory Controls

The Hazardous Substances and New Organisms Act 1996 (HSNO) and Hazardous Substances regulations are the principal legislation controlling the introduction, manufacture, use, storage and disposal of hazardous substances. Substances are classified numerically according to their hazardous characteristics, and the regulations and associated codes of practice and other instruments set specific baseline standards for storage, handling and emergency response for each class of substance and the facilities and activities involving them. HSNO has revoked earlier legislation, including the Dangerous Goods Regulations which the Council previously administered.

The Council has limited powers and responsibilities under HSNO, which is administered mainly by other agencies particularly in terms of the use and application of hazardous substances in working situations. It should be noted that HSNO protects health and safety within the immediate environment of the facility or activity, whereas community issues and concerns must be addressed through the provisions of the Resource Management Act via the Regional Policy Statement, the Regional Plan and District Plans.

The New Zealand Standard NZS 8409:2004 sets out the requirements for the safe, responsible and effective management of agrichemicals by suppliers and users in New Zealand. Parts of this standard are used within the rules to ensure compliance for agrichemicals and users of the Plan need to be aware that this document also provides guidance and controls for the management of agrichemicals beyond the provisions of the District Plan.

Regional and District Councils have functions for managing the effects of the use, storage, transport and disposal of hazardous substances, under the Resource Management Act 1991. Chapter 17 (p. 261) of the Regional Policy Statement sets out in more detail how those functions are shared between Environment Canterbury and territorial local authorities in Canterbury.

In summary, Environment Canterbury has a co-ordinating role in the management of hazardous substances in the Region, with specific responsibilities to manage:

- Any discharge of hazardous substances;
- Hazardous substances in the Coastal Marine Area;
- The use, storage, transportation and disposal of specified substances (including petrochemicals, agrichemicals, organic solvents, timber treatment chemicals, and toxic metals) where they may affect water quality.

The Draft Natural Resources Regional Plan (Air Quality and Water Quality chapters) control storage and use of the specified substances. Of particular significance to Selwyn District is the restriction of new development involving hazardous substances storage on land in the Christchurch Groundwater Recharge Zone which covers part of the District's north-east.

District and city councils in the Canterbury region are responsible for developing objectives, policies and rules relating to the control of the use of land for the prevention or mitigation of any adverse effects of the storage, use, disposal or transportation of any hazardous substances except where they are controlled by Environment Canterbury. In setting those objectives, policies and rules, the Council must ensure those provisions are consistent with the RMA and HSNO, and also be mindful of other legislation associated with the control of hazardous substances.

Other Legislation

- The Transport Act 1962 controls the transport of hazardous substances, through the Ministry of Transport's Land Transport Dangerous Goods Rule which is enforced by the NZ Police. Incompatible substances must be segregated, loads must be secured and commercial loads must be placarded appropriately. The Council has no involvement with the Rule, but can consider controlling routes for the transport of hazardous substances through its District Plan and resource consents for environmental effects reasons.
- The Radiation Protection Act 1965 and the 1982 Regulations control radioactive materials. They are administered by the National Radiation Laboratory, a business unit of the Ministry of Health. The Council may control the location of activities where radioactive materials are present, to address local concerns.
- The Building Act 1991 contains requirements relating to the storage and containment of Hazardous Substances. The Council applies these provisions through the building consent process, at which stage the requirements of the Building Code can be coordinated with District Plan considerations.
- The Health and Safety in Employment Act 1992 addresses workplace safety and is administered by the Department of Labour's Occupational Safety and Health Division (OSH). Workplaces are required to have health and safety plans in place, which must be consistent with HSNO with respect to hazardous substances management and emergency response.

Hazardous Waste Management

Hazardous wastes may contain residues of hazardous substances in quantities or concentrations that have the same potential effects as those substances. The unauthorized disposal of hazardous wastes is often the cause of soil and water contamination. A number of hazardous waste collection, treatment and disposal operators are based in Christchurch or handle their business through there, and their services are available to the District's waste generators.

The Council has recently adopted the Canterbury Hazardous Waste Management Strategy, which promotes the regionally coordinated management of hazardous waste. Under that strategy, the Council has established a Resource Recovery Centre which is a major component in the District's goal of achieving Zero Waste to Landfill by 2015. The Centre provides environmentally sound facilities for the temporary storage of domestic hazardous wastes that are dropped off by the public, and for hazardous waste materials that are recovered from the landfill waste stream. The wastes are stored temporarily before they are transported to hazardous waste treatment and disposal contractors.

HAZARDOUS SUBSTANCES — STRATEGY

The Rural Volume of the District Plan uses the following basic strategy to address issues with Hazardous Substances:

- The Council accepts that HSNO controls immediate effects on people's health and safety from the manufacture, use and storage of hazardous substances, and that specific legislation administered by other agencies primarily controls use in workplace situations, transport, building development, and radioactive substances.
- The District Plan focuses on matters that are not covered by other, more specific legislation or the functions of the Regional Council.
- Policies and rules are implemented to avoid hazardous substances being stored or disposed of in places where, if they spill or leak, serious environmental effects will occur.
- Controls are imposed over the manufacture, storage and disposal of hazardous substances to protect the amenity values of areas and people's sense of well-being.
- Ensuring that activities in the District that use or produce hazardous substances have appropriate disposal plans.
- Managing the use of land which is contaminated by hazardous substances is addressed in Part B, Section 1.1 – Land and Soil.

HAZARDOUS SUBSTANCES — OBJECTIVES

Objective B3.2.1

To ensure that adequate measures are taken to avoid, remedy or mitigate any adverse effects to human health, to the amenity of townships, the rural environment and to the natural environment arising from the manufacture, storage, transport on water bodies and disposal of hazardous substances.

Objective B3.2.2

To ensure that adequate measures are taken during the manufacture, storage and disposal of hazardous substances to avoid, remedy or mitigate any adverse effects to the health of

livestock and other farm animals, to domestic animals, to flora and fauna, and to the life-sustaining capacity and amenity values of waterbodies, land and soil resources.

Hazardous substances are necessary tools for many agricultural and industrial activities and some domestic ones. Hazardous substances of various kinds are in widespread use in the Selwyn District and are an essential part of everyday life. By their nature, hazardous substances carry an inherent risk of adverse effects, should an accident occur. The accidental or deliberate spillage, leak or disposal or inappropriate use of hazardous substances could adversely affect the District's natural resources and primary production resources, and the health of humans, farm and domestic animals and flora and fauna. The presence of large quantities of hazardous substances may also adversely affect the amenity values of townships and rural areas, by their actual or potential adverse effects.

Objectives B3.2.1 and B3.2.2 seek to minimise that risk. This is achieved through the District Plan provisions to manage the locations where larger quantities of hazardous substances are manufactured and stored, and to require the safe and secure containment of hazardous substances at all locations. This includes provisions for separation of hazardous substances from 'sensitive' areas e.g. near waterbodies and, for agrichemicals from sensitive activities such as community facilities, and Living and Business 1 Zones. Specific provisions are included for agrichemicals to recognise the use of these in primary production activities.

In making these provisions, the Council recognises that the use, transport, discharge and disposal of hazardous substances are controlled by other statutory authorities through legislation and associated controls and Standards including the HSNO Act 1996 NZS8409:2004; and through Environment Canterbury's Natural Resources Regional Plan.

HAZARDOUS SUBSTANCES — POLICIES AND METHODS

MANUFACTURE AND STORAGE

Policy B3.2.1(a)

Allow appropriate quantities and classes of hazardous substances to be stored in the rural area to provide for land use activities that are consistent with the District Plan objectives and policies for those areas; and

Policy B3.2.1(b)

Ensure hazardous substances are used and stored under conditions which reduce the risk of any leaks or spills contaminating land or water.

Explanation and Reasons

Many activities in the rural area use hazardous substances. The quantities stored are often sufficient to contaminate land and soil with significant adverse effects, therefore, the Plan provisions need to allow hazardous substances to be stored on site to be practical, but subject to conditions to protect the environment. Policies B3.2.1 (a) and (b) are implemented using rules relating to the quantities and conditions for manufacturing, storing and disposing of hazardous substances at any site. Resource consents are required where specified threshold quantity limits for hazard substances are exceeded, and/or specific site controls or other performance criteria are not complied with. Activities that comply with the performance criteria and do not exceed the

specified quantity limit thresholds have permitted status in terms of the hazardous substances rules of the Plan.

The threshold quantity limits in Appendix 15 are a convenient measure to use to distinguish between small-scale activities where effects are likely to be minor, and larger scale activities that require resource consent.

The classification system used in Tables E15.1 and E15.2 of the Appendix is based on the provisions of the HSNO legislation. The quantity limits have been established with regard to local conditions and requirements, and with due consideration to the HSNO controls, to national guidelines and procedures published and advocated by the Ministry of the Environment and the Environmental Risk Management Authority, to the Natural Resources Regional Plan, and to District Plans published by other territorial local authorities.

Some HSNO classes are not listed in Appendix 15 because they are not considered to have a significant hazard rating in the land-use planning context. In this case, no restrictions apply under the District Plan. However, many hazardous substances have more than one HSNO class or category. Where this is the case, the most restrictive class or category will be applied, as this recognises the possible extent of the health and safety risks associated with the substance.

Table E15.3 is included within Appendix 15 as Agrichemicals, Fumigants and Vertebrate Toxic Agents have different provisions recognising their use in primary production. This is also linked to the provision of specific setbacks for these substances from sensitive activities and boundaries of Living and Business 1 zones.

When assessing compliance with the provisions of the hazardous substances rules and when considering applications for resource consents involving storage, use, disposal or transportation of hazardous substances, the Council will consider the types and quantities of hazardous substances and the adequacy of controls and conditions on the hazardous substances at the application site, the location of the substances relative to sensitive environments and natural resources, and the degree of risk of flooding or earthquake in the area of the site. The Council will also have due consideration of any controls imposed by other legislation. This will include but will not be limited to the provisions of the Hazardous Substances and New Organisms Act 1996 and Regulations (including test certification, approved handler certificates, controlled substances licences and codes of practice issued by or recognised by ERMA), the New Zealand Standard for Management of Agrichemicals NZS8409:2004, the Natural Resources Regional Plan and resource consents issued by the Canterbury Regional Council, and the Health and Safety in Employment Act 1992.

The Council recognises that the use, transport, discharge and disposal of hazardous substances are also controlled by other statutory authorities through legislation and associated controls including the HSNO Act 1996; and through Environment Canterbury's Natural Resources Regional Plan.

Methods

District Plan Rules

- Hazardous Substances

Other Legislation

- NZS8409:2004 Management of Agrichemicals will be used as part of the means to achieve the policies in relation to agrichemicals
- To enable consideration of best management practices, relevant Codes of Practice, NZ Standards, and requirements of other regulations.
- To address specialist areas of health and safety

Regional Council Rules

– To control the discharge of hazardous substances

Policy B3.2.2

Limit manufacturing, and avoid disposing of hazardous substances near any of the following areas:

(a) Waterbodies or wetlands.

(b) Areas of outstanding natural features and landscapes.

(c) Significant ecological sites.

(d) Sites of heritage or cultural values.

(e) Popular recreational areas.

(f) Dwellings, other than a dwelling on the same site as the activity.

Explanation and Reasons

Policy B3.2.2 is intended to protect waterbodies, wildlife and areas with special values from potential adverse effects caused by the manufacture or disposal of hazardous substances. Policy B3.2.2 also avoids adverse effects on amenity values and concern among residents, from having activities involving large quantities of hazardous substances close by.

The policy and associated rules apply to significant ecological sites, heritage sites and outstanding natural features which are identified using the processes set out in the District Plan. The policy and rules also apply to all waterbodies. In assessing a resource consent application to manufacture or dispose of hazardous substances, the consent authority shall also consider potential effects on any cultural or recreational values of the site and surrounds and the proximity of dwellings on surrounding sites.

Method

District Plan Rules

– Hazardous Substances

TRANSPORT

Policy B3.2.3

Avoid transport of hazardous substances on the surface of waterbodies in watercraft, if there is an alternative vehicular access to the site by land.

Explanation and Reasons

A hazardous substance spilled into a waterbody can cause both immediate and delayed adverse effects to aquatic life and ecological, cultural, recreational and amenity values. Such a spill is also much harder to contain and clean up than when it is spilled on to land, and the effects may become widespread as contaminants are carried downstream or disperse on water surfaces. Policy B3.2.3 recognises that there is no need to risk transporting hazardous substances on the surface of a waterbody when there is alternative access to a site, over land. The corresponding

rule does not apply to spare fuel for motorised water craft or hazardous substances found in the motor of such craft.

Method

District Plan Rules

- Transport of Hazardous Substances

DISPOSAL

Policy B3.2.4

Ensure parties who manufacture or store commercial quantities of hazardous substances have the means to dispose of hazardous substances and their containers without adversely affecting the environment.

Policy B3.2.5

Work toward obtaining access to appropriate hazardous waste treatment and disposal facilities for residents and ratepayers of the District.

Explanation and Reasons

Under Policies B3.2.4 and B3.2.5, the Council will work with Environment Canterbury and other District Councils, to develop solutions for disposing of hazardous substances and hazardous waste, including empty hazardous substance containers. The Council will also encourage manufacturers and users of hazardous substances and generators of hazardous wastes to participate in identifying and developing waste disposal options.

Environment Canterbury, in conjunction with other local authorities including Selwyn District Council, has developed the Canterbury Regional Hazardous Waste Management Strategy for dealing with hazardous waste. It provides that basis for a co-ordinated region wide approach to the minimisation and management of hazardous waste. Under that strategy, facilities are being developed to receive and store domestic hazardous wastes from residents throughout Selwyn District.

Methods

District Plan Rule

- Hazardous Substances

Trade Waste Bylaws

Advocacy

- Continue to advocate for a co-ordinated approach to hazardous waste disposal in Canterbury as a signatory to the Canterbury Regional Hazardous Waste Management Strategy.
- Support initiatives such as the Agrecovery programme for disposal of agrichemical containers.

~~Policy B3.2.6~~

~~To take a monetary contribution to help fund the costs of mitigating the actual or potential pollution of an activity on areas beyond the boundary of the site.~~

~~Explanation and Reasons~~

~~Some activities can cause effects on land or waterbodies which are beyond the boundaries of the site where the activity is taking place. For example, activities which leach contaminants and pollute land and water supplies downstream. Where an activity runs the risk of ongoing effects on the environment, the Council usually requires the developer to enter into a bond, to ensure these funds are available should they be needed in the future. However, a monetary contribution may be more appropriate in some cases, for example, where works are required on other land from the outset.~~

HAZARDOUS SUBSTANCES — ANTICIPATED ENVIRONMENTAL RESULTS

The following environmental results should occur from implementing Section B3.2:

- Adverse effects of hazardous substances on the environment are minimised.
- Reduced instances of land becoming contaminated where hazardous substances have been used or stored.
- Reduced risk of waterbodies becoming contaminated from hazardous substances.
- Access to facilities for the treatment and disposal of hazardous substances.
- Users of large quantities of hazardous substances follow plans to minimise the amount of hazardous waste they produce and to dispose of that waste in ways that have minimal effects on the environment.

HAZARDOUS SUBSTANCES — MONITORING

Please refer to Part E, Appendix 1.

Explanation and Reasons

Buildings are often relocated as a whole or in parts, on to a new site, from either within or outside the District. Buildings are relocated for many reasons. They can be a cheaper alternative to new buildings; a specific building design may be required; or the building may be relocated to a new site to preserve it.

Some people object to relocated buildings being moved into their neighbourhood because they think it will reduce property values in the area, particularly if the relocated building is old and the other houses are new. Other people are more concerned if the relocated building sits on blocks on the new site for a long time, or is damaged during transit and not repaired.

Policy B3.4.17 and the associated rules do not prevent people from relocating buildings into the Rural zone. The provisions enable the Council to require the building be set on a building pad or foundations and repaired to a certain standard, within the time specified in the resource consent.

The District Plan does not prevent people relocating buildings for the following reasons:

- The plan does not control the design or age of any other building.
- Relocated buildings can be an efficient use of physical resources, which is a matter to have regard to under section 7(c) of the Act.
- If a particular developer wishes, he/she can use mechanisms outside the District Plan to prevent relocated buildings within a particular subdivision.

Relocated building is defined in Part D of the Plan. It does not include new buildings or parts of new buildings designed specifically for the site, but built off-site and transported to it.

Method

District Plan Rules

- Relocated buildings

REVERSE SENSITIVITY EFFECTS

Policy B3.4.18

Ensure new or expanding activities, which may have adverse effects on surrounding properties, are located and managed to mitigate these potential effects.

Policy B3.4.19

Protect existing lawfully established activities in the Rural zone from potential for reverse sensitivity effects with other activities which propose to establish in close proximity.

Explanation and Reasons

Policy B3.4.18 and B3.4.19 manage reverse sensitivity effects in the rural area. Policy B3.4.18 requires a resource consent for activities to set up which are likely to affect surrounding properties. This gives an opportunity for affected parties to participate in the consent process and for the Council to ensure those effects are mitigated to a satisfactory level.

Policy B3.4.19 protects activities which are established from potential reverse sensitivity effects caused by potentially incompatible activities locating close to them. The most common activity is erecting houses. Other potentially incompatible activities include: restaurants; schools; and other forms of residential or visitor accommodation. This policy is necessary to enable established businesses to operate efficiently and with some certainty, and to avoid creating unpleasant living environments for people. The most common tool to mitigate reverse sensitivity effects is to maintain appropriate buffers or separation distances between activities. However, there may be other methods which can be used to avoid reverse sensitivity effects.

Part B, Section 2.1 Transport contains specific policies to manage reverse sensitivity effects with odour; and with transport routes.

Methods

District Plan Rules

- Discretionary activities
- Intensive livestock farming
- Waste disposal
- Aircraft
- Residential density
- Building position controls
- Subdivision standards

District Plan Policies

- Township Volume, Section B4.3, Growth of Towns
- Rural Volume, Policy B4.1.1

Land Information Memorandum

- Information Sheet

~~Policy B3.4.20~~

~~**To take a monetary contribution to help fund the costs of mitigating actual or potential natural hazards, pollution or other effects of an activity on areas beyond the boundary of the site.**~~

~~Explanation and Reasons~~

~~Some activities can cause effects on land or waterbodies, which are beyond the boundaries of the site where the activity is taking place. For example, activities which increase the risk of flooding or slips on other people's land, or activities which may leach contaminants and pollute land and water supplies downstream. Where an activity runs the risk of ongoing pollution or other effects on the environment, the Council usually requires the developer to enter into a bond, to ensure these funds are available should they be needed in the future. However, a monetary contribution may be more appropriate in some cases, for example, where works are required on other land from the outset.~~