

The Proposed Auckland Unitary Plan (notified 30 September 2013)

4.8 Industrial and trade activities (ITA)

These rules apply to the Industrial or Trade Activity area of a site. The ITA is the area of land where a particular ITA is being undertaken, which may result in the discharge of environmentally hazardous substances associated with that activity onto or into land or water. It does not necessarily relate to the entire site and the full definition provides exclusions.

1. Activity table

The following table specifies the activity status of ITAs. The rules should be read in conjunction with the managing hazardous substances rules, stormwater management rules and relevant zone rules.

[rp]

Activity	Activity Status
Unlisted or low-risk ITA sites Use of land for an existing or new ITA not listed in Table 3 or listed as low risk in Table 3	P
Moderate risk ITA sites Use of land for an existing or new moderate risk ITA listed in Table 3	P
Existing high-risk ITA sites prior to the activity specific timeframe in Table 3 Use of land for a high risk ITA that existed [at notification date of the Unitary Plan], until the date in Table 3 is reached	P
Consented existing high risk ITAs Use of land and associated discharge for a high risk ITA that is authorised by a resource consent listed in Table 4 and for which the specified consent has not expired or may be exercised under s. 124(1) and (3) of the RMA	P
Existing or new high risk ITA sites where industrial or trade activity areas have appropriate stormwater treatment Use of land for an existing [on the date of notification of this Unitary Plan] or new high-risk ITA where the activity meets permitted activity controls and industrial or trade activity areas have appropriate stormwater treatment	RD
Unlisted, low or moderate risk ITA unable to meet permitted activity requirements Use of land for an existing [at notification date of the Unitary Plan] or new ITA not listed in Table 3, or listed as low or moderate risk in Table 3, where the activity is unable to meet the permitted activity controls	RD
Existing or new high-risk ITA unable to meet permitted or restricted discretionary activity controls Use of land for an existing [on the date of notification of this Unitary Plan] or new high-risk ITA where the activity is unable to meet permitted activity or restricted discretionary activity controls	D

2. Controls

2.1 Permitted activities (excluding consented existing high risk ITAs listed in Table 4)

2.1.1 General

1. Wastewater and washwater produced by ITA must be disposed of on-site via the sanitary sewer, subject to approval from Watercare, or it must be collected, either for recycling or disposal, to a system or facility with all the appropriate authorisations to accept wastewater of that type. For the purposes of this rule, wastewater or washwater also includes:
 - a. boiler blow down and condensate
 - b. all waste liquids generated or collected as part of an ITA

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- c. cooling tower water excluding vapour
- d. condensate from air compressors.
2. An environmental management plan and emergency spill response plan is prepared where any environmentally hazardous substance is stored on land at a quantity greater than used for domestic purposes. These plans must meet the requirements of Tables 1 and 2 and be supplied to the council on request.
3. When the quantity of environmentally hazardous substances stored above the ground exceeds that used for domestic purposes, it must be stored:
 - a. in a container and in a manner that prevents the entry of rainwater into the container
 - b. within a secondary containment device or within a containment system that is constructed of impervious materials that are resistant to chemical attack from the substances contained therein.
4. All secondary containment devices must be designed, constructed and managed so that uncontaminated rainwater and stormwater runoff is prevented from flowing into the contained area.
5. Weekly inspections must be taken and recorded to check that environmentally hazardous substances are stored and/or contained appropriately.
6. Regular reconciliation measurements must be taken and recorded for any environmentally hazardous substance stored in an underground storage tank that will identify any leakage or unaccounted losses of material from the tank.
7. Any waste compactors and bins must be located and operated in such a manner that prevents leachate or waste leaking from them.
8. All on-site vehicle re-fuelling areas must be segregated and housed under cover, and/or surrounded by a drain that drains to an appropriately designed and sized stormwater treatment and spill containment device fitted with a shut-off valve.

2.1.2 Moderate risk ITA sites

1. Operations must be undertaken in accordance with an environmental management plan and emergency spill response plan specific to the ITA which is prepared in accordance with Tables 1 and 2.
2. Where the ITA is located within a sewage treatment facility then the wastewater may be disposed of within that facility.
3. For environmentally hazardous substances in quantities covered by Part 4 of the Hazardous Substances (Emergency Management) Regulations 2001, a spill response plan prepared in accordance with those regulations will be considered to comply provided the emergency spill response plan also explicitly addresses matters (vi) to (x) in Table 1.
4. For environmentally hazardous substances not covered by Part 4 of the Hazardous Substances (Emergency Management) Regulations 2001, a spill response plan prepared in accordance with council's factsheet 'Being Prepared for a Spill' will be considered to comply.
5. For environmentally hazardous substances in quantities covered by Part 4 of the Hazardous Substances (Emergency Management) Regulations 2001, storage requirements in accordance with those regulations will be considered to comply.
6. For environmentally hazardous substances not covered by Part 4 of the Hazardous Substances (Emergency Management) Regulations 2001, storage requirements in accordance with council's factsheet 'Above Ground Storage' noting the following bund sizing criteria for secondary stage storage, will be considered to comply where:
 - a. for tanks the bund has a storage capacity of at least 110 per cent of the capacity of the largest

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tank taking into account the volume displaced by any equipment and/or materials stored within the bund

- b. for drums the bund has an effective storage height of at least 100mm, allowing for any sloping ground, and the bund is set back from the drums by a distance equal to half the height of the stacked or stored drums.

2.1.3 Existing high-risk ITA sites prior to the activity specific timeframe in Schedule 3

1. The high-risk ITA existed in October 2001.
2. Either:
 - a. the date in Table 3 has not passed; or
 - b. an application for resource consent was lodged more than six months prior to the date in Table 3.

2.2 Restricted discretionary activities

2.2.1 Existing or new high-risk ITA sites where activity areas have appropriate stormwater treatment

1. The general and moderate risk permitted activity controls are met.

3. Assessment - Restricted discretionary activities

3.1 Matters of discretion

The council will restrict its discretion to the matters below for restricted discretionary activities.

1. Existing or new high-risk ITA sites where industrial or trade activity areas have appropriate stormwater treatment
 - a. The contents and implementation of any environmental management plan and emergency response plan.
 - b. The site management practices, including any necessary stormwater treatment requirements, to manage the contaminant(s) of concern from the industrial or trade activity area to ensure that the activity does not result in contamination of stormwater.
 - c. The operation and maintenance requirements of any structural controls or treatment devices.
2. Unlisted, low or moderate risk sites unable to meet permitted activity requirements
 - a. The contents and implementation of any environmental management plan and emergency response plan.
 - b. The site management practices, including any necessary stormwater treatment requirements, to manage if contaminant(s) of concern from the activity area to ensure that the activity does not result in contamination of stormwater.
 - c. The operations and maintenance requirements of any structural controls or treatment devices

3.2 Assessment criteria

1. The council will consider the relevant assessment criteria below for restricted discretionary activities in addition to the objectives and policies in Auckland wide - ITA section:
 - a. The nature and sensitivity of the receiving environment and its susceptibility to the adverse effects of the contaminants of concern
 - b. The requirement for stormwater treatment, having regard to the management controls in place to avoid contamination of stormwater runoff.

4. Table of ITAs

1. Table 3 determines the risk of an ITA based on the size of the ITA area. The level of risk e.g. low, moderate or high, determines the type of authorisation required for the activity. Thereafter compliance

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or otherwise with the provisions of the ITA rules, or changes to the size of the ITA area, dictate the site's status and therefore the site's risk status can change over time.

2. Electrical substations that contain 1000l or less of oil, are not considered an ITA for the purposes of the Unitary Plan.
3. Some activities are categorised as moderate risk even if they have no ITA area. As they may pose an environmental risk, an environmental management plan is required.
4. The owners or operators of high-risk ITA whose permitted activity status expiry dates are approaching should commence the preparation of an Environmental Management Plan for the activity.

Table 1: Environmental response plan requirements

Environmental response plan minimum requirements to satisfy clause 2.1 above	
i.	A protocol/method for identifying and stopping the discharge of environmentally hazardous substances to land or water and avoiding future events of this nature
ii.	Emergency containment and clean-up procedures
iii.	A list of appropriate spill kit contents to enable the containment and/or absorption of spilt material and a plan showing the location of the spill kits
iv.	A requirement for appropriate signage to identify the location of spill kits and the actions to be taken in the event of a spill
v.	Actions to remedy or mitigate any adverse effects on the environment or public health and safety arising from the discharges or spills of environmentally hazardous substances to land or water
vi.	Methods for disposal of spilt environmentally hazardous substances and any other contaminated materials used in the spill clean-up
vii.	A schedule of adequate training for personnel in the use of the emergency spill response plan and in anticipating and preventing the likelihood of spills
viii.	Up-to-date and accurate copies of all drainage plans for the land on which the ITA is undertaken showing the location of the final discharge point to the public stormwater system or to land or water
ix.	A procedure for notifying as soon as practicable council's 24-hour emergency response service and the relevant stormwater or wastewater network operator in the event of any discharge of environmentally hazardous substances that results in, or is likely to result in, contamination of any stormwater system, or land or water
x.	Methods for disposing of any spills in a secondary containment device. The plan must set out how it will be disposed of in an appropriate and authorised manner

Table 2: Environmental management plan requirements

Environmental management plan minimum requirements to satisfy clause 2.1 above:	
i.	Specify how the permitted activity controls will be complied with
ii.	Identify the environmentally hazardous substances associated with the ITA
iii.	Set out the methods to be used to avoid discharges of environmentally hazardous substances onto or into land or water
iv.	For stormwater runoff arising from land on which the ITA is undertaken, set out the primary treatment or source control methods that may be necessary to avoid, remedy or mitigate more than minor adverse effects on the receiving environment
v.	Specify the methods for the operation and maintenance of any treatment devices on site

Table 3: Risk of an ITA based on the size of the ITA area

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Description of ITA		Low risk (based on size of industrial or trade activity area)	Moderate risk (based on size of industrial or trade activity area)	High risk (based on size of industrial or trade activity area)	Months after 30 April 2012
Agricultural support industries	Inorganic fertiliser manufacture, storage or handling	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	30
Animal feedstuffs	Stock food manufacture storage or handling	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	42
	Pet food manufacture	Less than 1000m ²	1,000m ² to 5000m ²	More than 5,000m ²	30
Chemical and associated product manufacturing	Batteries	Activity is never low risk	No activity area	Any activity area	24
	Cosmetics, toiletry, soap and other detergents	Activity is never low risk	Less than 1,000m ²	More than 1,000m ²	48
	Explosives and pyrotechnics	Activity is never low risk	Less than 1,000m ²	More than 1,000m ²	42
	Fungicides, herbicides, pesticides, timber preservatives and related products	Activity is never low risk	No activity area	Any activity area	24
	Industrial Gas	Activity is never low risk	Less than 5,000m ²	More than 5,000m ²	42
	Medicinal, pharmaceutical or veterinary products	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	42
	Paint, pigment, inks and dyes	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	30
	Polishes, adhesives or sealants	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	42
	Solvents	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	36
	Synthetic resins	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	36
	Acids, alkalis or heavy metals	Activity is never low	No activity area	Any activity area	30
	Other chemical products (e.g. plastic manufacturing)	Less than 1000m ²	1,000m ² to 5000m ²	More than 5,000m ²	42
Commercial livestock processing industries	Slaughter	Less than 1000m ²	1,000m ² to 5000m ²	More than 5,000m ²	42
	Manufacture, store or handle products derived from animal slaughter (e.g. gelatin, fertiliser or meat products)	Less than 1000m ²	1,000m ² to 5000m ²	More than 5,000m ²	42
	Scouring or carbonising greasy wool or fleeces	Activity is never low risk	Less than 1,000m ²	More than 1,000m ²	42
	Tanneries or Fellmongeries	Activity is never low risk	No activity area	Any activity area	24
	Rendering or fat extraction	Activity is never low risk	No activity area	Any activity area	42

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Description of ITA		Low risk (based on size of industrial or trade activity area)	Moderate risk (based on size of industrial or trade activity area)	High risk (based on size of industrial or trade activity area)	Months after 30 April 2012
Electronics	Circuit board manufacturing (excluding assembly only)	Activity is never low risk	No activity area	Any activity area	24
Food or beverage manufacturing or handling	Bakery product manufacturing	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	42
	Bakery product handling	Less than 1000m ²	More than 1,000m ²	Activity is never high risk	n/a
	Beverages or malt product manufacturing	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	48
	Beverages or malt product handling	Less than 1000m ²	More than 1,000m ²	Activity is never high risk	n/a
	Flour mill or cereal foods	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	48
	Meat and meat product manufacture (including fish)	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	42
	Meat product handling (including fish)	Less than 1000m ²	More than 1,000m ²	Activity is never high risk	n/a
	Oil or fat product manufacturing or handling	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	42
	Processed dairy foods manufacturing	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	42
	Processed dairy foods handling	Less than 1000m ²	More than 1,000m ²	Activity is never high risk	n/a
	Vineyards or wine manufacturing	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	42
	Other foodstuffs manufacturing	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	48
	Other foodstuffs handling	Less than 1000m ²	More than 1,000m ²	Activity is never high risk	n/a
	Research or defence	Research establishments	Less than 1000m ²	More than 1,000m ²	Activity is never high risk
Naval and airforce defence activities		Activity is never low risk	Less than 1,000m ²	More than 1,000m ²	0 (i.e. date rule becomes operative)
Machinery or equipment manufacturing	Industrial machinery or equipment	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	42
	Motor vehicles or parts	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	42
	Other machinery or equipment	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	42
Metal product manufacturing	Sheet and structural metal products	Less than 1000m ²	More than 1,000m ²	Activity is never high risk	n/a

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Description of ITA		Low risk (based on size of industrial or trade activity area)	Moderate risk (based on size of industrial or trade activity area)	High risk (based on size of industrial or trade activity area)	Months after 30 April 2012
Motor vehicle services facilities	Existing or new service stations that comply with the <i>Environmental Guidelines for Water Discharges from Petroleum Industry Sites in New Zealand</i> , Ministry for the Environment, December 1998	Activity is never low risk	Activity is always moderate risk	Activity is never high risk	n/a
	All other service stations	Activity is never low risk	Activity is never moderate risk	Activity is always high risk	36
	Mechanical servicing of motor vehicles	Activity is never low risk	Activity is always moderate risk	Activity is never high risk	n/a
Non-metallic mineral product manufacturing	Cement, lime, plaster and concrete products	Activity is never low risk	Less than 1,000m ²	More than 1,000m ²	24
	Concrete batching plants - ready mixed concrete	Activity is never low risk	No activity area	Any activity area	24
	Glass	Activity is never low risk	Less than 5,000m ²	More than 5,000m ²	42
Metal processing, metallurgical works or metal finishing	Metal plating, anodising or polishing	Activity is never low risk	No activity area	Any activity area	0 (i.e. date rule becomes operative)
	Metal blasting or coating, excluding spray painting	Activity is never low risk	Less than 1,000m ²	More than 1,000m ²	24
	Refinement of ores	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	24
	Processing of metals e.g. smelting, casting	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	12
Petroleum or coal product manufacturing	Bitumen/asphalt premix or hot mix	Activity is never low risk	Less than 1,000m ²	More than 1,000m ²	42
	Coal products	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	42
	Petroleum refining	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	42
	Petroleum hydrocarbon, oil or grease manufacturing	Activity is never low risk	Less than 1,000m ²	More than 1,000m ²	42
Power	Electrical substations ²	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	42
	Electricity generation	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	30
Product storage or handling centres	Bulk chemicals	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	24
	Bulk hydrocarbons - non-service station	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	30

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Description of ITA		Low risk (based on size of industrial or trade activity area)	Moderate risk (based on size of industrial or trade activity area)	High risk (based on size of industrial or trade activity area)	Months after 30 April 2012
Recycling, recovery, reuse or disposal	Automotive dismantling	Activity is never low risk	No activity area	Any activity area	12
	Batteries	Activity is never low risk	No activity area	Any activity area	36
	Chemicals	Activity is never low risk	No activity area	Any activity area	36
	Crushing, grinding or separation works other than sand, gravel, rock or mineral e.g. slag, road base, demolition material	Activity is never low risk	Less than 5,000m ²	More than 5,000m ²	36
	Hazardous materials storage or treatment	Activity is never low risk	No activity area	Any activity area	24
	Landfills	Activity is never low risk	No activity area	Any activity area	36
	Metals - crushing, grinding, sorting or storage	Activity is never low risk	Less than 1,000m ²	More than 1,000m ²	0 (i.e. date rule becomes operative)
	Non-metal recycling e.g. composting, glass, paper or paper board	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	42
	Oil, petroleum hydrocarbon wastes	Activity is never low risk	Less than 1,000m ²	More than 1,000m ²	30
	Chemical containers cleaning reconditioning, or recycling	Activity is never low risk	Less than 1,000m ²	More than 1,000m ²	24
	Sewage solids treatment or storage facilities	Activity is never low risk	No activity area	Any activity area	30
	Tyres	Activity is never low risk	Less than 1,000m ²	More than 1,000m ²	24
Waste transfer stations	Activity is never low risk	No activity area	Any activity area	24	
Rubber industries	Tyre manufacturing or retreading	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	30
	Synthetic rubber manufacturing	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	24
Transport and related activities	Boat or ship construction, repair or maintenance	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	0 (i.e. date rule becomes operative)
	Bus depots	Activity is never low risk	Less than 5,000m ²	More than 5,000m ²	48
	Commercial airports other than Auckland International Airport Limited	Activity is never low risk	Less than 1,000m ²	More than 1,000m ²	48

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	Auckland International Airport Limited activities contained within the secure area as declared from time to time by the Director of Civil Aviation under s. 84 of the Civil Aviation Act 1990 provided that the stormwater runoff from that secure Area complies with <i>Stormwater Management Devices: Design Guidelines Manual</i> second edition, May 2003, Technical Publication 10	Activity is never low risk	Activity is always moderate risk	Activity is never high risk	n/a
	Heliports other than Auckland International Airport Limited	Activity is never low risk	Less than 1,000m ²	More than 1,000m ²	48
	Road freight transport depot (non-chemical) with mechanical servicing	Less than 1000m ²	More than 1,000m ²	Activity is never high risk	n/a
	Road freight transport depot (bulk chemical)	Activity is never low risk	Less than 1,000m ²	More than 1,000m ²	30
	Railway workshops or refueling depots	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	24
	Shipping container reconditioning (not located at port areas)	Less than 1000m ²	More than 1,000m ²	Activity is never high risk	n/a
	Commercial ports (including the Ports of Auckland Limited), shipping container reconditioning, and shipping loading/unloading	Activity is never low risk	Less than 5,000m ²	More than 5,000m ²	42
	Existing or new truck refueling facilities (non service stations) that comply with the <i>Environmental Guidelines for Water Discharges from Petroleum Industry Sites in New Zealand</i> , Ministry for the Environment, December 1998	Activity is never low risk	Less than 1,000m ²	More than 1,000m ²	36
Wood or paper product storage, manufacturing	Log storage yards outside forested areas	Activity is never low risk	Less than 5,000m ²	More than 5,000m ²	36
	Plywood or veneer manufacturing	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	42

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or fabrication	Particle board or other wood panel manufacturing	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	42
	Pulp, paper or paper board manufacturing	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	42
	Timber treatment	Activity is never low risk	Activity is never moderate risk	Any activity area	0 (i.e. date rule becomes operative)
	Treated timber storage	Activity is never low risk	Less than 5,000m ²	More than 5,000m ²	12
Sewage treatment and handling (excluding any part of a sewage conveyance network as that network does not form an ITA for the purposes of the industrial or trade activity rules	Environmentally hazardous substances storage or use (excluding sewage)	Activity is never low risk	No activity area	Any activity area	30
	Sewage solids storage.	Less than 1000m ²	1,000m ² to 5,000m ²	More than 5,000m ²	30

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