6.22 EDENDALE DAIRY PLANT DEVELOPMENT CONCEPT PLAN

1.0 Explanation

1.1 Objectives

"The objectives of the Edendale Dairy Plant Development Concept Plan are to:

(a) Enable the continued use and development of the resources of the Edendale Dairy Plant in a way or at a rate that is consistent with the promotion of sustainable management and amenity values associated with the area.

(b) Secure financial contributions in appropriate circumstances on the development of the Edendale Dairy Plant to offset any indirect or unavoidable adverse effects that the development may have on the Edendale township, its environs or the District generally.

1.2 Inner Building Envelope

The inner building envelope applies to the land on which taller buildings associated with the core processing of dairy products (eg milk dryers and milk silos) are presently located plus undeveloped land to the north of the existing development identified for future development. Its outer boundary has been determined by two factors:

- It covers the land on which existing taller processing equipment is located, and on which processing activities involving taller structures are well suited and more likely to occur; and
- It is set back from the site boundaries to mitigate any adverse effects on the surrounding environment as a consequence of the height and bulk of the structures.

1.3 Outer Building Envelope

The outer building envelope applies to the areas of the site with lower structures and activities ancillary to the operation of the Dairy Plant, and includes:

- Administration building
- Boilers
- Cool Stores
- Dry Goods and Bulk stores
- Cheese plant
- Lactose plant
- Truck workshop
- Engineering workshop
- Laboratory
- Milk Reception area
- Amenities building
- Carparking

All of these uses of these structures are integral to the continued efficient use and operation of the resources of the Dairy Plant.

In both the outer and inner building envelopes, buildings and structures shall be so designed as to avoid shading of State Highway 1 between 10.00 am and 2.00 pm at any time of year.

1.4 Expected Environmental Results

- The continued operation of the Dairy Plant as a resource of regional significance.
- Certainty to the owners of the Dairy Plant and to the owners of adjacent land holdings regarding the continuing operation of the Dairy Plant and other activities in the future.
- Continued operation of the Dairy Plant and the introduction of other associated uses in a manner that avoids, remedies or mitigates adverse effects on the environment.

2.0 Activities

2.1 Permitted Activities

Subject to compliance with the relevant performance standards, the following are Permitted Activities within the inner and outer building envelope identified on the Development Concept Plan.

(a) The processing and handling of dairy products, including related by-products and waste materials;

(b) Warehouses, silos, stores and coolstores for the storage of any products produced on the site;

(c) Energy production including boilers, power plants and co-generation plants;

(d) Transport servicing depots and workshops;

(e) Facilities for the storage of dangerous goods and hazardous substances associated with the processing of dairy products including related by-products and waste materials that satisfy the procedural and structural controls procedure for such facilities in Schedule 6.22 of the Plan; and

(f) Building and structures accessory to any permitted activities.

2.2 Restricted Discretionary Activities

Subject to compliance with the relevant performance standards, all facilities for the storage of dangerous goods and hazardous substances associated with the processing of dairy products that deviates from the structural and procedural controls for such facilities in Schedule 6.22 are restricted discretionary activities within the inner and outer building envelope identified on the Development Concept Plan, and are subject to the following criteria:

2.2.1 Assessment Criteria

The Council shall restrict the exercise of its discretion to the following matters:

(i) Whether the risks associated with the proposal are able to be avoided or mitigated on the basis of a risk assessment based on the criteria outlined below.

(ii) The degree to which potential adverse effects on the environment are mitigated by features incorporated in the design of the facility.

(iii) Whether appropriate site management systems are proposed.

(iv) Whether there are reasonable alternatives to the proposal.

Risk Assessment

A qualitative or quantitative risk assessment identifying any risk to the environment may be required depending upon the scale or potential effects of the proposed activity with emphasis on the following issues:

- Separation distance to people sensitive activities;
- Location in relation to nearest aquifer or stream;
- Nature of subsoil and site geology;
- Distance to sensitive habitats in the area or water catchment;
- Cumulative and synergistic effects, and bioaccumulation of hazardous substances used or stored;
- Fire safety and fire water management; and
- Adherence to health, safety and environmental management systems. Council considers the use of the NZCIC Responsible Care Management System, the DNV International Safety Rating System, appropriate ISO 14000 series system, or other recognised and accepted system to satisfy this requirement if included in the resource consent. The Council will give consideration to any other alternative site management system which will achieve the same intent of any of the above systems in relation to providing:
  - Spill contingency and emergency planning, monitoring and maintenance schedules;
  - Secondary containment systems and stormwater diversion systems; and
  - Safety procedures for transportation of hazardous substances, especially for large proposals.

Whether appropriate site management systems are proposed. Consideration will be given to specific spill contingency plans, emergency procedures, stormwater management, treatment and disposal procedures for hazardous waste, fire safety, transportation, and monitoring and maintenance procedures.

Whether there are reasonable alternatives to the proposal. A description of any possible alternative locations or methods or substances for undertaking the activity shall be submitted, where it is likely that an activity will result in any significant adverse effects on the environment.

2.2.2 Conditions

Council may impose conditions on particular proposals in relation to the following matters:

- Hazards and exposure pathways;
- The surrounding natural and physical environment;
- The separation distances from neighbouring activities and number of people potentially at risk from the facility;
- Managing risks to adjacent property;
- Cumulative effects of hazardous facilities in the area;
- Site drainage and off-site infrastructure (eg stormwater, sewer type and capacity);
- Transport of hazardous substances on and off the site;
- Site layout and design;
- Fire safety and fire water management; and

- Spill contingency and emergency planning, monitoring and maintenance schedules.

Other conditions may be imposed to ensure that particular measures are undertaken so that any risk posed by the proposal is avoided or satisfactorily mitigated.

2.3 Restricted Discretionary Activities

The following are restricted discretionary activities:

(a) Any building or structure in the inner building envelope shown on the Concept Plan, where the building or structure exceeds 55 m in height (excluding any portion of the building or structure that forms less than 25% of the overall building footprint);

(b) Any building or structure in the outer building envelope shown on the Concept Plan, where the building or structure exceeds 20 m in height (excluding any portion of the building or structure that forms less than 25% of the overall building footprint);

(c) Any building or structure in the outer building envelope shown on the Development Concept Plan, which exceeds 12 m in height (excluding any portion of the building or structure that forms less than 25% of the overall building footprint) plus the shortest horizontal distance between that part of the building or structure and the nearest site boundary.

(d) Any building or structure in the inner building envelope or the outer building envelope where the location of the building or structure will cause shading on State Highway 1 between 10.00 am and 2.00 pm at any time of the year.

In assessing any application for a building or structure exceeding the maximum height, Council shall restrict its discretion to and have regard to the following:

- The adverse effects of the excess portion of the structure on neighbouring houses and activities and on State Highway 1 in terms of shadow, draught, privacy, traffic safety and the existing character of the surrounding environment; and

- Any alternative locations within the Scheduled Site for a structure having an excess height which would have reduced impacts in terms of the above on neighbouring dwellings and activities.

2.4 Discretionary Activities

Any activity which fails to meet the performance standards for the permitted activities and/or the General Provisions or both and not otherwise provided for as a restricted discretionary activity shall be assessed as a discretionary activity.

2.5 Additional Performance Standards

2.5.1 Noise

All activities located within the Noise Control Boundary as attached to this Schedule in the Edendale Dairy Plant Development Concept Plan shall be conducted and buildings located, designed and used to ensure that noise levels at or beyond the Noise Control Boundary do not exceed the following limits:

Monday to Sunday 7.00 am to 10.00 pm	50 dBA (L_{10})
At all other times	45 dBA (L_{10})
Lmax	70 dBA

2.6 Financial Contributions

(a) The Council may impose a financial contribution for developments in the Edendale Dairy Plant Development Concept Plan Area the value of which exceed $500,000.

(b) The financial contribution shall not exceed 0.5% of the value of the development.

(c) The purpose of the imposition of the financial contribution shall be to remedy, mitigate or offset adverse effects arising from, in consequence of, or in association with, any development.

(d) The use of the financial contribution shall be for one or more of the following in the Edendale Township its environs or the District generally:

- Offsetting additional demands on infrastructure and utility services provided by Council.
- Offsetting additional demands on community and recreational facilities.
- Restoring or enhancing amenity values.
- Restoring or enhancing open space and landscaping.

(e) The Council will assess the need for, and quantum of, a financial contribution on a case by case basis as development occurs having regard to:

- The significance of the adverse effect.
- The extent to which the adverse effect can be dealt with successfully by other means.
- Any proposals to mitigate or remedy the adverse effects.
- Any direct positive community benefits arising from the development.

(f) In applying the provisions of this clause Council shall have regard to the fact that in the circumstances money is the preferred form of financial contribution.

3.0 Dairy Processing Hazardous Substances

3.1 Hazardous Substances On Site

The following bulk hazardous substances facilities are utilised within the Edendale Dairy Plant Schedule Site:

Clean in place (CIP) facilities compounds	Fixed bulk containers of corrosive substances (acids and caustics) oxidisers and poisons.
CIP bulk containers (not fixed)	Mobile bulk container of corrosive substances, oxidisers and poisons (1,000 *l* or less).
Fuel tanks	Underground fuel tanks for refuelling or emergency boiler and generator use.
Fuel tanks	Above ground fuel tanks for emergency generator use or use in association with the site's boilers.
Bulk Gases	Above ground bulk gas storage facilities.

3.2 Controls for Fixed Hazardous Substances Storage Facilities (Compounds) for Bulk Corrosive Substances

3.2.1 Structural Controls

1. Compounds containing two incompatible substances shall have entirely separate bunds and the separation distance between the tanks must be sufficient to cater for the spill angle or the tank (ie the tanks must be far enough apart that in the event that a spill occurred in the upper part of the tank, the trajectory of the spill would not result in the spilled substances entering the bund of the adjacent tank containing a chemically incompatible substance).

2. The bund will contain a mechanism for draining rainwater or spilled substances. This release mechanism must be able to be accessed from outside the bund and locked closed when not in use.

3. The unloading point for the tank must be either inside the bund wall or have a catchment area with a collection sump or wastewater drain outside the bund of suitable size to collect any leakage.

4. The unloading area for the supplier tanker must drain to a wastewater drain or a stormwater drain which can be diverted to wastewater.

5. All pipes conveying hazardous substances will be colour-coded relevant to the substance conveyed.

3.2.2 Procedural and Management Controls

These will be included in a hazardous substances site management plan:

1. All non steel tanks will have three monthly thickness testing and steel tanks two yearly testing.

2. The results of tank testing will be available to Council on request.

3. A management plan will be developed which will contain procedures to address the following:

   - Unloading chemicals from the suppliers' tankers including:
     - Diverting any stormwater drains.
     - Reporting to site personnel.
     - Suppliers' own unloading procedures.
   - Drainage of rainwater collected from the bunds.
   - Managing the maintenance of compounds or construction works in the near vicinity of compounds.
   - Manoeuvring and speed restrictions on vehicles.

4. Inspection procedures within the management plan shall include:

   - Daily inspections.
   - Monthly inspections.

5. Development and implementation of a spill contingency plan which includes:

   - Assigned roles and responsibility of response teams.
   - Lists of equipment and maintenance procedures.
   - Procedures for responding to a range of spill scenarios.
   - Training of spill response.

3.3 Controls for Mobile Hazardous Substances Storage Facilities for Bulk Corrosive Substances

3.3.1 Structural Controls

1. All mobile tanks not located within a roofed area will be contained within a bund capable of holding 110% of the volume of the tank. Mobile tanks in a roofed area will be contained in a bund capable of holding 100% of the volume of the tank.

2. In the event that the container cannot be bunded it will be located in an area with a dedicated drain which drains to a wastewater or containment sump.

3. Containers will not be stacked.

4. Incompatible substances will be stored a safe distance apart taking into consideration the spill angle of the container.

3.3.2 Procedural and Management Controls

1. A management plan will be developed which will contain procedures for delivery, storage, use and removal. Procedures will also include reporting of deliveries and inspection of storage areas (daily and weekly).

2. The site's spill contingency plans will incorporate spills from mobile bulk containers.

3.4 Underground Fuel Tanks

3.4.1 Structural Control

All tanks will be constructed in accordance with the Code of Practice for the Design Installation and Operation of Underground Petroleum Storage Tanks.

3.4.2 Management Control

Spill contingency plans will incorporate spills of fuel from supply tanker unloading and refuelling of milk tankers and other site vehicles.

3.5 **Above Ground Fuel Tanks**

3.5.1 Structural Controls

1. The tanks will be fully bunded with a bund capable of holding the entire contents of the tank.

2. The volume in the tanks can be readily ascertained in order to prevent overflowing of fuel during filling.

3.5.2 Management Controls

1. The tanks will be inspected monthly and inspection procedures included in a site management plan.

2. The tanks will be incorporated into a spill contingency plan.