



UNIVERSITY OF CANTERBURY

Regional Science and Innovation Centre (RSIC)

Use and Storage of Hazardous Substances

**Resource Consent Applications to
Christchurch City Council and Environment Canterbury
February 2015**

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Regional Science and Innovation Centre (RSIC)

Use and Storage of Hazardous Substances

Prepared by:

Laura Buttimore
Consultant Planner
RMG Ltd

Reviewed by:

Penny Lemon
Consultant Planner
RMG Ltd

February 2015

Approved for Release by

Mark Homewood
University of Canterbury

Status: Final



Resource and Environmental Management Consultants

**APPLICATION FOR LAND USE CONSENT UNDER SECTION 88
OF THE RESOURCE MANAGEMENT ACT 1991**

TO: THE CHRISTCHURCH CITY COUNCIL AND ENVIRONMENT CANTERBURY

1. The University of Canterbury applies for the following types of resource consents:

(a) Land Use Consent

2. A description of the activity to which the application relates is:

To use and store hazardous substances within the Main Building of the Regional Science and Innovation Centre (RSIC) at the University of Canterbury.

A full description of the proposal is described in Section 3 of the attached report along with site plans in **Appendix One**.

3. The legal descriptions and names of the owners of land to which the application relates are as follows:

University of Canterbury (Owner and Occupier), legally described as Pt RS12 (CB223/28) and Lot 1 DP78102 (CFR7312)

The Computer Freehold Register (titles), forms **Appendix Two**.

4. The location of the proposed activity is as follows:

Creyke Road, Ilam, Christchurch.

5. Resource consents are sought from Christchurch City Council and Environment Canterbury for the following:

- Land Use Consent: To store and use Hazardous Substances

6. In accordance with the Fourth Schedule of the Resource Management Act 1991, please find attached an assessment of environmental effects in the detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

7. A lodgement fee for the application will be paid by the University of Canterbury.



Laura Buttimore
Consultant Planner
Resource Management Group Limited
On behalf of **University of Canterbury**
February 2015

Address for Service:

University of Canterbury
C/- Resource Management Group Limited
PO Box 908
Christchurch Box Lobby
CHRISTCHURCH 8140
Attention: Laura Buttimore
Phone: (03) 903 5230
Email: laura@rmgroup.co.nz

Address for Monitoring and Billing:

University of Canterbury
Attn: Mark Homewood
Capital Works, Learning and Research Division
Private Bag 4800
CHRISTCHURCH 8140

COUNCIL CHARGES: Resource Management Group Ltd accepts no liability for any Council costs or charges. All such invoices are to be sent to the Applicant's address for billing.

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Annexure: Assessment of Effects on the Environment, containing the following appendices:

Appendix One:	Site plan (Regional Science and Innovation Centre Building SC24, Drawing Number: A1-101; 21-02-2014).
Appendix Two:	Certificates of title
Appendix Three:	Dangerous Goods Strategy
Appendix Four:	Christchurch City Council Hazardous Substances Schedule
Appendix Five:	Environment Canterbury Hazardous Substances Schedule

1 INTRODUCTION

- 1.1 The University of Canterbury propose to develop the Regional Science and Innovation Centre (RSIC), on the Main Campus at Creyke Road, Ilam. The RSIC will be an international centre of excellence for teaching, learning, research and innovation in science and technology.
- 1.2 The RSIC will be developed in three stages: Early and Enabling Works; Stage 1 (Main Building); and Stage 2 (von Haast redevelopment).
- 1.3 The Early and Enabling Works were authorised through Environment Canterbury (ECan) consents CRC147647, CRC147648 and CRC147649 (September 2014) and Christchurch City Council (City Council) consent RMA92026207 (August 2014). Works commenced in September 2014, and are programmed to be complete in February 2015.
- 1.4 Stage 1 will involve the construction and occupation of the Main Building. Stage 1 is permitted under the Cultural 4 Zone, and the General City Rules (with the exception of hazardous substances), of the Christchurch City Plan (the City Plan). Therefore, resource consent is not required, under the City Plan, for any other aspect of Stage 1 of the RSIC Project. Similarly, the provisions of Phase One of the Proposed Christchurch Replacement District Plan (the Replacement Plan) do not currently apply to the RSIC Project. The provisions of Phase One will have legal effect once the decisions have been made and this is not anticipated until at least early – mid 2015, and depends on the nature of any appeals made.
- 1.5 This application is a joint application for resource consent to both ECan and City Council for the use and storage of hazardous substances in the Main Building.
- 1.6 The following Assessment of Effects on the Environment is provided in accordance with the Section 9 and the Fourth Schedule of the Resource Management Act 1991 (the RMA).

2 THE EXISTING SITE AND ENVIRONMENT

The Application Site

- 2.1 The RSIC Project site is a 12,778m² area located within the University of Canterbury's Main Campus at Creyke Road, Ilam. It is situated between the Rutherford building (to the west), the von Haast building (to the east), Okeover Stream (to the north) and pedestrian and car park areas (to the south).
- 2.2 This application seeks resource consent to use and store hazardous substances within the Main Building of the RSIC project. The Application Site does not include the von Haast building. Currently, the site is vacant and the Early and Enabling Works to prepare the site are close to complete.
- 2.3 The site is contained within two land parcels, legally described as Pt RS12 and Lot 1 DP78102. These are held in Computer Freehold Registers CB223/28 and CFR7312. Refer to **Appendix Two** for the Computer Freehold Registers.
- 2.4 The site is essentially square in shape with a leg extending west, from the northwest corner, to encompass the sealed access road which lies between the Rutherford building and Okeover Stream. The site has relatively flat topography, but the north extent of the site slopes slightly toward Okeover Stream.
- 2.5 Under the proposed Land and Water Regional Plan (pLWRP), the Application Site is located over a semi-confined or unconfined aquifer and subject to the 'Avon/Otakaro and Heathcote River Environmental Flow and Allocation Limits'. Similarly, under the Natural Resources Regional Plan (NRRP), the Application Site is located in Christchurch Groundwater Protection Zone 1A and is located over a semi-confined or unconfined aquifer.
- 2.6 Depth to groundwater at the Application Site is approximately 2m below ground level.

Surrounding Area

- 2.7 The site is located within the University of Canterbury's Main Campus at Creyke Road, Ilam. The Main Ilam Campus contains the majority of building and facilities used for teaching and learning and is characterised by large scale buildings, set amongst park-like surroundings. Much of the Main Campus was affected by seismic activity, as a result of the Canterbury Earthquakes. Because of the damage to a number of buildings on campus, there is an extensive ongoing campus-wide rebuild and repair program, which is anticipated to continue until 2020.
- 2.8 The Main Ilam Campus is bounded by Creyke Road to the north, Clyde Road to the east, Ilam Road to the west and, Kirkwood Avenue to the south. West of Ilam Road are the Ilam Fields which form part of the University's Campus. The Campus sits within a largely residential area, typically occupied by low to medium density residential activity.

3 PROPOSAL

Background and Project Driver

- 3.1 As detailed above, the University of Canterbury propose to develop the RSIC on the Main Campus at Creyke Road, Ilam. The RSIC will be an international centre of excellence for teaching, learning, research and innovation in science and technology.
- 3.2 The opportunity to develop the RSIC has arisen as a result of the Canterbury Earthquakes and the subsequent requirement to demolish, rebuild and redevelop various Science College buildings and facilities.
- 3.3 Central Government has allocated funding to facilitate the RSIC Project, as it considers it a key driver to returning student numbers to, and increasing them above, pre-earthquake levels. This in turn will support a key goal of the Recovery Strategy for Greater Christchurch to establish 'a high-performing education sector'.

The RSIC Project

- 3.4 As detailed above, the RSIC will be developed in three stages: Early and Enabling Works; Stage 1; and Stage 2.
- 3.5 The Early and Enabling Works were authorised through ECan consents CRC147647, CRC147648 and CRC147649 (September 2014) and City Council consent RMA92026207 (August 2014). The works involve site definition; demolition of Old Maths, the bike sheds and Animal House; earthworks; dewatering associated with excavations for the foundations of the Main Building; construction of an access road between Rutherford building and Okeover Stream, including an 850mm high retaining wall; and the upgrade of the 11KV cable. The works began in September 2014, and are programmed to be complete by February 2015.
- 3.6 Stage 1 will involve the construction and occupation of the Main Building, which will be located between the Rutherford and von Haast buildings, at or about the site of the former Science Lecture Theatres and Old Maths building. The Main Building will be six storeys in height and comprise two built forms connected with an atrium. The footprint of the building will be approximately 3,600m². The building plans are attached in **Appendix One**.
- 3.7 Stage 1 will also involve the completion of the sealed access road along the eastern side of the Rutherford building; the development of landscaped areas; and the development of the built phase stormwater system. Construction of Stage 1 is programmed to begin February 2015.
- 3.8 Stage 2 will involve the redevelopment of the von Haast building. Details are yet to be finalised.

Hazardous substances

- 3.9 The Main Building which is to be constructed as part of Stage 1 will require the use and storage of hazardous substances. The Main Building involves a number of departments which require the use of hazardous substances for teaching purposes. The departments include geography, physics, biological sciences, chemistry and geological sciences, with a main store area also being provided within the building. The floor plan identifying each department is set out in **Appendix One**.

- 3.10 The details of the volumes and types of hazardous substances to be used within the building are set out in **Appendix Four** and **Five** as they relate to both the provisions of the City Plan and Natural Resource Regional Plan (NRRP).
- 3.11 The proposed use and storage of hazardous substances is a reduction from what is currently used within these different departments at the University. The proposal will consolidate storage to a central area, rather than a series of storage area in each Department within the College. The proposal provides for best practice storage of hazardous substances which is an improvement from the current storage arrangement within the College.
- 3.12 The use and storage of the hazardous substances will be in accordance with the Dangerous Goods Strategy (DGS) attached as **Appendix Three** to this application. This strategy intention is to *‘enhance laboratory practice for the proposed RSIC, providing guidance on:*
- *Good laboratory management*
 - *Chemical storage and use*
 - *Gas cylinder storage and use and;*
 - *Cryogenic material storage and use’*

The strategy follows guidance from the HSNO regulations and other best practice standards.

4 DISTRICT PLAN COMPLIANCE ASSESSMENT

Context

- 4.1 The City Plan was made operative on 21 November 2005. The Replacement City Plan has been notified but is currently going through the hearing process. However, this phase of the Replacement Plan does not seek to replace the hazardous substance section of the City Plan and therefore is of little relevance to the proposed activity. The application is also applicable to the regional plans outlined in section 5 below. The application is assessed against the operative City Plan below.

Compliance assessment

- 4.2 The site is zoned Cultural 4 and stage 1 of the RSIC project will comply with all the City Plan provisions except for the following:

- 4.3 Rule 3.3.3: Hazardous substances

- Any individual activity which involves the manufacturing, use, storage and/or disposal of hazardous substances, which does not comply with any one or more of the following shall be a discretionary activity, with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

The proposed Main Building has separate departments being the Physics and Chemistry department which will individually exceed the Schedule 2 quantity limit of non-flammable, non-toxic gases (Physics) and flammable solids (Chemistry). The specific volumes within each department is set out in **Appendix Five**.

Overall compliance assessment

- 4.4 Non-compliance with the above rules, identifies the proposal as a restricted discretionary activity under the City Plan.
- 4.5 In all other respects, the proposal complies with all the standards of the City Plan.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

- 4.6 The NES controls activities on land on which an activity or industry on the Ministry for the Environment's HAIL list (Hazardous Activities and Industries List) is being undertaken, has been undertaken, or more likely than not is or has been undertaken on it.
- 4.7 The proposed activity does not testing or disturbance of soil, a change of land use or the removal or replacement of a fuel storage system. Given this the NES is not relevant to the proposed activity.

5 REGIONAL PLAN COMPLIANCE ASSESSMENT

Context

- 5.1 The relevant regional plans are the NRRP, and the pLWRP.

Compliance Summary

Natural Resource Regional Plan (NRRP)

- 5.2 Rule WQL38B: Use of land to store Hazardous Substances in the Christchurch Groundwater Protection Zone

- Consent is required as the weight limits for the storage of hazardous substances exceed Schedule WQL12 and the storage and use is located within 20m of three lawfully established bores.

Consent is required for a discretionary activity under this Rule. The actual volumes in relation to Schedule WQL12 are set out in **Appendix Five**.

Proposed Land and Water Regional Plan (pLWRP)

- 5.3 Rule 5.182: The use of land for the storage and use of hazardous substances

- The use of land for the storage of hazardous substances which don't meet one or more of the conditions in Rule 5.181 is a discretionary activity. Substances shall not be stored within 20m of a bore used for water abstraction.

The Main Building which will store hazardous substances is within 20m of three bores used for water abstraction and therefore cannot comply with condition 6 (a) of Rule 5.181.

Overall Compliance Assessment

- 5.4 Overall the application will be assessed as follows:

- Storage of hazardous substances: Discretionary Activity under the NRRP
- Storage of hazardous substances: Discretionary Activity under the pLWRP.

6 STATUTORY CONSIDERATIONS

Duties and Restrictions under the RMA

- 6.1 Sections 9 to 23 of the RMA set out the duties and restrictions relating to activities in terms of consenting authorities. These sections provide the basis for which consent in this application is sought. Of relevance to this proposal is Section 9 (restrictions on use of land).
- 6.2 Section 9 of the RMA sets out that any use of land may not proceed in a manner that contravenes a:
- *national environmental standard;*
 - *regional rule or proposed regional rule; or*
 - *district rule.*
- unless expressly allowed by a resource consent or by Sections 10, 10A or 20A of the RMA.

- 6.3 The proposed activity does not meet a number of standards in the City Plan and Regional Plans. The proposal requires resource consent for land use activity, and shall be assessed in accordance with the following provisions of the RMA.

Notification of the application

- 6.4 Section 95 to 95G of the RMA set out the notification process for resource consents. Section 95A specifies public notification and that any activity must be publicly notified if the application will have or is likely to have effects that will be more than minor.
- 6.5 Section 95D of the RMA outlines how you determine if effects are likely to be more than minor. It states that:

A consent authority that is deciding, for the purpose of section 95A(2)(a), whether an activity will have or is likely to have adverse effects on the environment that are more than minor—

- *(a) must disregard any effects on persons who own or occupy—*
 - *(i) the land in, on, or over which the activity will occur; or*
 - *(ii) any land adjacent to that land; and*
- *(b) may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect; and*
- *(c) in the case of a controlled or restricted discretionary activity, must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard reserves control or restricts discretion; and*
- *(d) must disregard trade competition and the effects of trade competition; and*
- *(e) must disregard any effect on a person who has given written approval to the relevant application*

- 6.6 It is considered that any effects generated from the proposed activity will be limited to within the subject site. This is further discussed below in section 6 of this report which concludes that the

effects will be less than minor and therefore, the resource consent can be processed on a non-notified basis.

Consideration of Application

- 6.7 Section 104(1) of the RMA sets out the matters which must be considered by a consent authority in considering applications for resource consent. It is considered that in this instance, regard shall be had to:
- *any actual and potential effects of allowing the activity (section 104(1)(a));*
 - *any relevant objectives, policies, rules, or other provisions of a national environmental standard, other regulations, a national policy statement, a New Zealand coastal policy statement, a regional policy statement or proposed regional policy statement, a plan or proposed plan (section 104(1)(b)); and*
 - *any other relevant matters reasonably necessary to determine the application (section 104(1)(c)).*
- 6.8 Should consent be granted, the Consent Authorities may impose conditions under Section 108.
- 6.9 The assessment of the actual and potential effects is set out below in section 7, and an assessment of relevant Objectives and Policies follows in section 8.

7 ASSESSMENT OF ENVIRONMENTAL EFFECTS

General

7.1 The assessment of environmental effects is limited to the following, and covers assessments for both District and Regional matters:

- Effects of hazardous substances

7.2 Before undertaking an assessment of these matters, and with particular regard to District planning matters, it is helpful to understand the environmental results anticipated with respect to the Cultural 4 zone which are as follows:

Cultural 4 Zone

- (a) *A strong visual focal point provided by high rise buildings, but set back from living zone boundaries and with extensive surrounding landscaping.*
- (b) *Generous building setbacks and landscaping along street frontages, river and living zone boundaries.*
- (c) *Continued substantial on-site building development (some of large scale) east of Ilam Road but with retention of the current park like surroundings; with building development and carparking screened by planting; and with diminishing building scale towards the periphery of the site.*
- (d) *Continued development of ancillary activities associated with university purposes including sports facilities, student accommodation (medium-high density) co-related research and scientific activities, student facilities and specialised business (retail/service) activities.*
- (e) *Management of traffic impacts through on-site parking provision and direction of traffic to internal roading or to identified access points on to Creyke Road, Clyde Road, Kirkwood Avenue, Ilam Road and Waimairi Road.*
- (f) *Confinement of the university area to the zone boundaries with scope for further growth to natural physical boundaries, but with a continued emphasis on protecting the residential integrity of the surrounding living zone.*

7.3 It is also necessary to consider the existing environment. The existing environment has been significantly altered as a result of the Christchurch earthquakes, with the University buildings being subject to extensive damage.

7.4 The proposed RSIC development including the storage and use of hazardous substances is consistent with the environmental outcomes sought for the Cultural 4 Zone in relation to the University of Canterbury.

7.5 The restricted discretionary activity status of the resource consent means that the Consent Authority is only able to consider those effects over which they have restricted their discretion. Part 11 Clause 3.4.2 lists the following assessment matters:

- (a) *The extent to which the proposed activity and the proposed site poses a risk to the environment, and in particular:*

- (i) *the sensitivity of the surrounding natural and physical environment with regard to the scale of the proposal, including any need for separation distances to people sensitive activities (particularly activities such as schools, rest homes, hospitals, shopping centres etc.) or to sensitive natural resources (e.g. aquifers, streams, wetland, habitats);*
 - (ii) *the number of people potentially at risk from the site;*
 - (iii) *the risk to adjacent property;*
 - (iv) *cumulative effects of hazardous facilities in the area and other hazardous substances stored on the site;*
 - (v) *site drainage and off site infrastructure (e.g. stormwater, sewer type and capacity);*
 - (vi) *transportation safety, including the suitability of the site with regard to methods of transportation, quantities and types of hazardous substances transported, and proposed transport routes.*
- (b) *The extent to which the proposed activity can avoid or mitigate any undue risk, including site layout, site management, and spill contingency planning, transport methods and routes, monitoring and maintenance schedules.*
- (c) *The ability of the proposed activity to be established at an alternative location, or alternative methods, when it is likely that an activity will result in any significant adverse effects on the environment.*
- (d) *The extent to which the proposed site is accessible from the major roading network to avoid heavy traffic volumes in local roads (particularly residential local roads); and the extent to which the proposed site's entry and exit points may pose a problem with existing intersections.*
- (e) *The extent to which the activity can comply with the development controls for the zone in question.*
- (f) *Any other matters that may need conditions to ensure that particular measures are undertaken so that any risk posed by the proposal is avoided or satisfactorily mitigated.*
- (g) *Any relevant codes of practice introduced, or approved by, the Environmental Risk Management Authority; and pending these, any relevant codes applicable to hazardous substances.*

7.6 The application has been assessed against the relevant assessment criteria in the effects assessment below.

Effects from storing hazardous substances on site

- 7.7 The hazardous substances stored within the Main Building will be stored and used in accordance with the DGS which is attached as **Appendix Three** to this application. The DGS outlines the methods and approaches that follow best practice management of hazardous substances in accordance with the Hazardous Substances and New Organisms Act 1996 (HSNO).
- 7.8 The City Plan requirements under the exceptions clause 11.3.3.6 require that hazardous substance volume limits within the Cultural 4 zone relate to department and facility not site. The proposed volumes outlined in **Appendix Four** identify that the Physics and Chemistry departments exceed the City Plan volumes. In terms of the Physics department this is in relation to non-flammable, non-toxic gases which is proposed to be 1175kg, 175kg above the permitted City Plan standard. The Chemistry department exceeds the flammable solid limit by 23kg as the proposal involves 73kg flammable solid use and storage.
- 7.9 For the purposes of the City Plan effects assessment the hazardous substance use and storage outside of the Physics and Chemistry departments can be disregarded as they within the permitted quantity limits.
- 7.10 The Regional Plans relate to the use of land to store and use hazardous substances and for the purpose of this application the land means the RSIC site which includes the Main Building. Therefore the effects assessment in relation to the Regional Plan application relates to the entire RSIC site rather than the specific departments.
- 7.11 Each laboratory within the proposed Main Building, as defined in the DGS outlined in **Appendix Three** has stringent management and controls in place for the use and storage of these substances. A Laboratory Manager will be designated to each laboratory within the building and will be in charge of the handling and storage of hazardous substances. The Laboratory Manager will ensure the code of practice outlined in the DGS is adhered to and that all hazardous substances are handled and stored in accordance with the HSNO regulation outlined in the DGS.
- 7.12 Entrance into the laboratories will be via a valid security access card. Any person within a laboratory that will be handling any of the proposed hazardous substances will be required to follow the code of conduct specified in the DGS. This will include the use of protective clothing and equipment. All hazardous substances within the laboratories will be labelled in accordance with the regulatory requirements.
- 7.13 The storage of the substances will be constructed in accordance with the current building and regulatory requirements. Similarly, disposal and transport of any substances and equipment in contact with the substances will follow the same safety and regulatory procedures.
- 7.14 Each laboratory will have an Emergency Spill Response Plan regardless of the hazardous substances quantities present. The specified plan will address the correct ways to managed to containment of the spill and disposal of any substances and material. The plan will ensure procedures are in place to notify the correct persons of an emergency spill. All specific details on the development and management of the Emergency Spill Response Plan are set out in **Appendix Three**.
- 7.15 The management of the use and storage of hazardous substances has been designed to ensure

substances will not be entrained in stormwater. There are bores, as shown in the site plans attached as **Appendix One**, which are in close proximity to the Main Building and therefore cannot achieve the necessary 20m setback from hazardous substance use and storage. However, as explained above the substances will be used and stored in accordance with the DGS which will ensure no substances can enter a bore, and therefore avoid adverse effects on groundwater.

- 7.16 Given the specific detail set out in **Appendix Three** to manage the use and storage of hazardous substances within the Main Building it is considered that any potential adverse effects are able to be appropriately avoided and or mitigated to ensure they will be less than minor.

Conclusion on Effects

- 7.17 On the basis of the above assessment, the effects of the proposal on the environment are considered to be less than minor in terms of the RMA.

8 ASSESSMENT OF OBJECTIVES AND POLICIES

8.1 In the following section, the proposal is assessed in relation to the relevant policy framework of

- Recovery Strategy and Land Use Recovery Plan
- the Christchurch City Plan.
- The Natural Resource Regional Plan (NRRP) and
- the proposed Land and Water Regional Plan (pLWRP)

Recovery Strategy and Land Use Recovery Plan

- 8.2 The Recovery Strategy for Greater Christchurch prepared by CERA under the Canterbury Earthquake Recovery Act became operative on the 1 June 2012. The relevant Plans outlined above must not be interpreted or applied in way that is inconsistent with the Recovery Strategy
- 8.3 The application supports the goals and visions of the Recovery Strategy as the proposed activity provides for the rebuild of the University of Canterbury.
- 8.4 The Land Use Recovery Plan (LURP) came into effect on the 6th of December 2013. The LURP puts policies and rules into place to provide for the recovery and rebuild of Greater Christchurch. The LURP helps achieve the vision and goals of the Recovery Strategy.
- 8.5 The RSIC project helps facilitate the rebuild of the University of Canterbury site and helps deliver a high performing education centre for New Zealand. The proposed development is consistent with the intention of the Recovery Strategy and the LURP.

Christchurch City Council Application

8.6 The key policy and objective topics from the City Plan that is relevant to this project are the following:

- Natural Environment
- Community Facilities

8.7 In terms of Natural Environment, the overall objective In the City Plan dealing with the is:

Maintenance and enhancement of the quality of natural resources and their ability to meet the needs of present and future generations

- 8.8 This objective seeks to ensure the character and qualities of this environment are maintained however acknowledges the need to provide for the needs of the community. These needs in this particular environment involve the health and safety of the public. The proposal is considered necessary for the University of Canterbury to continue to deliver world class education. Given the effects conclusions reached above, the proposed use and storage of hazardous substances within the Main Building is considered appropriate and will not affect the maintenance and enhancement of the natural environment.
- 8.9 *Objective 2.1: To maintain and enhance those physical, chemical, biological characteristics of land and soils and the ecosystems they contain, in a way that best enables them to support life and provide community needs.*

Comment: The proposed use and storage of hazardous substances within the Main Building will not alter the use of land and soil surrounding the building.

- 8.10 *Policy 2.1.3: To manage the effects of any manufacturing, storage, use or disposal of hazardous substances or wastes, by ensuring these are contained to avoid adverse effects on the life supporting capacity of land and soils.*

Comment: As outlined in the effects assessment above and as set out in the Dangerous Goods Strategy attached in **Appendix Four**, the proposed use and storage of hazardous substances within the Main Building will be stored and used in such a manner that adverse effects are avoided and or mitigated. Therefore any adverse effects on the life supporting capacity of land and soil will be avoided.

Local Community Facilities

- 8.11 *Objective 9.2: The provision of community facilities which serve metropolitan needs for educational, cultural and specialised services.*

Comment: The RSIC project will provide a world class educational facility which will service the needs of the students and staff of the University of Canterbury.

- 8.12 *Policy 9.2.2: To recognise and provide for the operation and growth of educational facilities at a primary, secondary and tertiary level in the City.*

Comment: The proposal will provide for the rebuild and growth of the University of Canterbury as an educational campus. The building will facilitate increased space within the campus to ensure education of all students is paramount.

- 8.13 *Policy 9.2.4: To ensure the effects of metropolitan community facilities are managed in a manner that ensures that the amenity values of adjoining land and the wider area are maintained.*

Comment: The proposed use and storage of hazardous substances will be appropriately managed to ensure the amenity values of the wider environment are maintained.

- 8.14 Overall, given the effects assessment conclusion reached above, it is considered that the proposal is consistent with the relevant policy framework of the City Plan.

Environment Canterbury Application

- 8.15 The NRRP Objectives and Policies relevant to this proposal relate to protection of ground water quality from use and storage of hazardous substance as follows:

- Objective WQL1.1 seeks to ensure that water quality outcomes are achieved for rivers, with particular regard to protection of species, maintenance of amenity values, safeguarding of cultural values, or maintenance/improvement of water quality.
- Policy WQL1 addresses point source discharges that may enter surface water. The policy seeks to ensure good practice measures are carried out to minimise the volume and concentration of contaminant. As discussed above the management of the hazardous substances within each laboratory follow HSNO regulations and best practice guidelines.

- 8.16 The pLWRP relevant objectives and policies are outlined below:

- Objective 3.24 seeks to ensure all activities operate at “good environmental practice” or better. As outlined in the effects assessment above the Dangerous Goods Strategy attached as Appendix Four, demonstrate good environmental practice in accordance with national regulations.
- Policy 4.25 outlines that activities involving the use of hazardous substances shall use the best practicable option. The first option is to avoid the discharge of hazardous substances onto land or into water and as a second priority ensure where there is a residual discharge of substances it is contained on site so that it does not enter surface water, groundwater or stormwater systems. The proposed use and storage of hazardous substances within the RSIC Main Building has been designed to avoid hazardous substances entering land and water. All substances will be transported, handled and disposed in accordance with the Dangerous Goods Strategy.

8.17 Overall, given the effects assessment conclusion reached above, it is considered that the proposal is consistent with the relevant policy framework of the NRRP and pLWRP.

9 PART 2 MATTERS

9.1 The purpose of the RMA under Section 5 is to promote the sustainable management of natural and physical resources. Sustainable management involves managing the use, development and protection of these resources in order to enable people and communities to provide for their social, economic and cultural well-being and for their health and safety, while –

- *sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations;*
- *safeguarding the life supporting capacity of air, water, soil and ecosystems; and*
- *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

9.2 No matters of national importance in Section 6 of the RMA are applicable to the application.

9.3 In terms of Section 7, the following matters are relevant:

- the efficient use and development of natural and physical resources; and
- maintenance and enhancement of the quality of the environment

9.4 As outlined above in section 7 of this application it is considered that proposal has recognised and provided for the natural and physical resources of the surrounding environment. The Dangerous Goods Strategy follow best practice hazardous substance management and the strategy will ensure that these relevant section 7 matters are provided for.

9.5 The RSIC will be an international centre of excellence for teaching, learning, research and innovation in science and technology. The proposed use and storage of hazardous substances is integral to the development as an education centre. The RSIC development will support the growth of the University of Canterbury and given this is considered to be consistent with the purpose and principles of the RMA. Therefore the application is in order for approval.

10 CONCLUSION

- 10.1 The proposal seeks to use and store hazardous substances within the Main Building which forms part of the RSIC project at the University of Canterbury. The activity will be undertaken in a manner that is in accordance with the Dangerous Good Strategy.
- 10.2 Any effects on the environment (either individually or collectively) will be less than minor, especially in context of the receiving environment.
- 10.3 An assessment under Part 2 of the RMA considering its purpose and principles has found that the proposal is consistent with the enabling provisions of the RMA while ensuring that sustainable management is upheld.
- 10.4 Based on the above, the application in terms of the City Plan, NRRP and pLWRP are able to be granted.



CHRISTCHURCH
February 2015

Appendix One: Site Plans

Appendix Two: Computer Freehold Register

Appendix Three: Dangerous Goods Strategy

Appendix Four: Christchurch City Council Hazardous Substances Schedule

Appendix Five: Environment Canterbury Hazardous Substances Schedule