

**City of Tauranga District Plan Review  
Hazardous Substances**

<b>Hazardous Substances - 'Out of Zone' Uses.</b>	
<b>Issue Summary</b>	How to safeguard 'out of zone' uses from hazardous substances facilities such as residential dwellings that may locate in 'industrial zones'.
<b>Introduction</b>	<p>Hazardous substances are considered to be those substances that may negatively impact on human health or the environment through toxicity, explosiveness and flammability.</p> <p>Under the Resource Management Act 1991 (RMA) the Council is required to control the actual or potential effects of hazardous substances.</p> <p>In considering how to control these effects the Council must give effect to the Regional Policy Statement (RPS). The RPS provides that District Councils in the region will <i>“regulate activities using or storing hazardous substances...through District Plans...”</i></p>
<b>Identification of Issues</b>	<p><i>Existing Situation</i></p> <p>Controls over the use of hazardous substances are specific to zones.</p> <p><i>Some Issues</i></p> <ul style="list-style-type: none"> <li>▪ Should the District Plan better protect sensitive activities that choose to locate in zones where hazardous substance facilities are anticipated and provided for?</li> <li>▪ How do we ensure that hazardous substances facility operation and establishment is not unduly restricted by 'out of zone' land-use?</li> </ul>
<b>Description of some options</b>	<p><b>One option</b> may be to keep our existing controls but provide better information around possible reverse sensitivity issues; <b>or</b></p> <p>Consider the introduction of additional requirements in relation to adjacent land uses rather than by zone; <b>or</b></p> <p><b>You may consider that there is a better option to address this issue or wish to make further comments. If so we would like to hear your thoughts on this matter.</b></p>
<b>Relevant technical information</b>	<p>For further information regarding the role of district plans in managing hazardous substances, see:</p> <p><a href="http://www.qualityplanning.org.nz">www.qualityplanning.org.nz</a></p> <p>Other Hazardous Substances related sites of interest include:</p> <p><a href="http://www.mfe.govt.nz">www.mfe.govt.nz</a> <a href="http://www.ermanz.govt.nz">www.ermanz.govt.nz</a></p>

<b>Key Contact</b>	<p>If you require any further detail on this issue, or any other matter to do with Hazardous Substances or Education Centre Zones please contact:</p> <p><b>Ayv Greenway</b> Planner: Environment email: <a href="mailto:ayvron.greenway@tauranga.govt.nz">ayvron.greenway@tauranga.govt.nz</a> ddi: 07 577 7329</p> <p>or visit <a href="http://www.taurangadistrictplan.govt.nz">www.taurangadistrictplan.govt.nz</a></p>
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