# Milldale Fast-Track

29/07/2025 – Auckland Council Response

## Annexure 13:

## Hazardous Substances

# Technical Memo:
# Hazardous Substances

**26/06/2025**

**To:** Carly Hinde, Principal Project Lead, Planning and Resource Consents Dept.

**From:** Louis Boamponsem, Senior Specialist – Contamination, Air and Noise

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**Subject:** **BUN60446761: Hazardous substances facility: Review for development at Wainui, Milldale (Milldale)**

I have reviewed the AEE and supporting information submitted for resource consent application BUN60446761, with respect to the actual and potential hazardous substances effects of the proposal and the provisions of the:

- *Resource Management Plan (RMA) 1991*
- *Auckland Unitary Plan (Operative in Part), Chapter E31: Hazardous Substances* (AUP(OP)).

The documents I have reviewed are:

- Milldale Fastrack Approval Application – Assessment of Environmental Effects, volume 1 to 6, (AEE), prepared by B&A Consulting Limited, 28/3/2025
- Appendix 4Q AUP(OP) Activities and Standards Assessment
- Appendix 4P Hazardous Substances Assessment (HSA)
- Appendix 4K Wastewater Treatment Plant Design Report

**Introduction and proposal**

I understand that the proposal, as relevant to hazardous substances involves:

- the storage and use of hazardous substances on-site at the wastewater treatment plant (WWTP) to be located on Lysnar Road within the same title as Stages 10–13 of the Milldale project.

  The hazardous substances to be stored and used at the proposed WWTP are detailed in Table 1 of Appendix 4P of the HSA report. These include bulk storage of acetic acid (10 000 L) and sodium hydroxide (10 000 L) both exceed the AUP's permitted activity thresholds for corrosive and toxic substances, triggering discretionary status and requiring robust management controls. Acetic acid and sodium hypochlorite are acutely toxic to aquatic organisms, while sodium hydroxide can cause extreme pH shifts. Even small uncontrolled releases could lead to localised "dead zones" in the receiving stream.

  Due to the above breaches:
- The hazardous-substance storage and use is a Discretionary Activity under AUP E31. The HSA report notes that the hazardous facilities that store or use hazardous substances are a discretionary activity under E31.4.1(A7).

I recommend that the consent application can be granted subject to conditions similar to those proposed at Volume 6 of the supporting documents (detailed at the end of this memo). The reasons for this recommendation are:

- A Hazardous Substances Assessment report (HSA) has been prepared by Williamson Water & Land Advisory (see Appendix 4P) which provides an assessment of effects on people, property and the environment arising from the use hazardous substances within the proposed WWTP. I consider the HSA report has been prepared by a suitably qualified and experienced hazardous substances consultant.

- To ensure compliance with AUP (OP) E31 provisions (and to minimise environmental and health risks), several control and operational measures have been proposed, including;

1. Secondary Containment
    - All bulk tanks are either double-skinned (self-bunded) or housed within concrete bunds lined with chemically-resistant coatings and covered to exclude rainwater.
    - IBCs stored outdoors will sit in covered, bunded areas; indoors they will be on drip trays draining back to the treatment system.
2. Dedicated Chemical Delivery Apron
    - A sealed, bunded concrete pad sized to contain 110 % of the largest tanker compartment (5 500 L). Bulk transfers will be via closed-loading systems with overfill alarms and high-level sensors.
3. Segregation & Separation
    - Incompatible chemistries (e.g. acids vs. alkalis) will be stored in distinct, clearly-demarcated areas with adequate physical separation.
4. Environmental Management Plan (EMP) Controls
    - a site-specific EMP (to be approved prior to commissioning) will include:
        - spill response plan with mandatory council notification for any spill > 20 l or any that enters stormwater or waterway.
        - staff training & auditing on safe handling, delivery supervision, PPE requirements, and annual EMP reviews.
        - routine inspections of bund integrity, hose fittings, and alarm systems.
        - provision of spill kits at all chemical handling areas.
5. Compliance Certification
    - prior to operation, the site will obtain and lodge location and stationary container system compliance certificates under the HSW-HS regulations.

- Alongside the proposed controls, the proposed consent conditions are appropriate and sufficiently robust to manage the identified hazards. In particular, the requirement for:

    - detailed EMP provisions (spill response, training, inspection, auditing);
    - mandatory notification thresholds; and
    - location and container compliance certificates

- I concur with the applicant that with these controls in place— operational procedures, and regulatory oversight—the likelihood of an off-site release is reduced to “unlikely,” and the potential consequence is limited to “minor” or “moderate” (e.g. contained on-site cleanup), resulting in an overall low residual risk to people, property, and the receiving environment.

- The full implementation of the proposed conditions of consent will ensure that the design and management of the proposed WWTP with regard to hazardous substances will avoid or adequately mitigate any adverse effects, including risks to people, property and the environment.

**Applicant's proposed consent conditions (*Comments* and suggestions in green texts)**

39. Where required by Hazardous Substances and New Organisms Act 1996, and prior to the WWTP becoming operational, the Consent Holder shall provide copies of Location and Stationary Container Compliance certificates issued by an authorised Compliance Certifier to the Council. (*change 'shall' to 'must'*)

40. The Consent Holder shall prepare an Environmental Management Plan (EMP) which to be provided for Council approval as part of the building consent application process for the WWTP (or sooner if available). (*change 'shall' to 'must'*)

Advice note:
*The purpose of the Environmental Management Plan is to ensure the risks from the site are managed appropriately.*

41. The EMP must include, but not be limited to:

(a) Identification of the specific activities conducted on the site;

(b) Identification of potential contaminants associated with these activities, including a Hazardous Substance Inventory and associated Material Safety Data Sheets;

(c) Methods used to contain identified contaminants and prevent them contacting stormwater runoff as far as practicable, and methods to manage environmental risks from site activities;

(d) A Spill Response Plan (which includes the provision that all spills over 20 litres, or any spill of environmentally hazardous substances that has entered the stormwater system, a waterbody or has contacted unsealed ground, must be reported immediately to the Council's 24-Hour Pollution Hotline (09-377-3107));

(e) Accurate site drainage plan(s) showing the location of all site catchpits, containment systems, treatment devices and the discharge point(s) of the site stormwater system;

(f) An appropriate auditing programme to ensure site performance with all components of the Environmental Management Plan;

(g) Methods for providing and recording staff training; and

(h) An Operation and Maintenance Plan.

42. The site must be operated and managed in general accordance with the EMP for the duration of the consented activity.

43. The EMP must be reviewed and updated after 12 months from the date of commissioning to the WWTP, to ensure all components of the EMP are still relevant.

44. The EMP must be kept on site and accessible at all times.

45. The Hazardous Substance Inventory, associated Material Safety Data Sheets, and Spill Response Plan must be kept up to date and maintained onsite at all times.

46. Suitable spill kits must be made available on-site at all times for the duration of the consented activity.

47. When the WWTP is decommissioned, the Consent Holder must:
(a) Remove all buildings, tanks and structures from the site;
(b) Disestablish and remove the Land Contact Infiltration Device;
(c) Undertake an environmental investigation for potential contamination in relation to buildings, tanks, structures and the Land Contact Infiltration Device;
(d) Topsoil and grass the Land Contact Infiltration Device.

Note: The stormwater dry basin within the site may be retained.

**Memo and technical review prepared by:**


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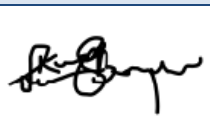

Date: 26/6/2025