

PART 2 – DISTRICT-WIDE MATTERS / Hazards and Risks / CL – Contaminated Land

Contaminated land

Overview

Contaminated land in the district can have adverse effects on human health if it is not appropriately managed. The subdivision, change of use, or development of contaminated land can expose people to increased levels of contamination.

Council has responsibilities under the RMA in relation to contaminated land. This includes observing and enforcing the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS) which provides a national environmental standard for activities on pieces of land where soil may be contaminated in such a way that they pose a risk to human health. The NES-CS seeks to ensure that land affected by contaminants in soil is appropriately identified and assessed when soil disturbance and/or land development activities take place and, if necessary, remediated or the contaminants contained to make the land safe for human health and its intended use.

The rules framework of the NES-CS directs the requirement for resource consent or otherwise for activities on contaminated land. There are no independent or additional contaminated land rules in the District Plan. However, as there are no objectives or policies in the NES-CS, this chapter provides a policy framework for assessing applications which require resource consent under the NES-CS.

Northland Regional Council (NRC) has other responsibilities under the RMA in relation to contaminated land. This includes identifying and monitoring contaminated land through the Selected Land-use Register (SLUR), a regional database of sites that have been, or may have been, used for activities and industries included in the Hazardous Activities and Industries List (HAIL).

Objectives

<u>CL-O1</u>	<u>Contaminated land is identified and managed so that it remains acceptable and safe for human health and its intended use.</u>
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Policies

<u>CL-P1</u>	<u>Identify contaminated land prior to subdivision, change of use or development by:</u>
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- a. working with NRC to maintain the SLUR; and
- b. requiring the investigation of contaminant risks for land with a history of HAIL activity.

<u>CL-P2</u>	<u>Minimise the risk to human health from the subdivision, change of use or development of contaminated land by:</u>
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- a. requiring at least a good practice approach to site management of contaminated land; and
- b. ensuring the land is safe for its intended use.

Rules

1. The NES-CS provides a complete rules framework that deals with assessing and managing contaminated land. The District Plan does not contain any independent or additional set of rules.