

Chapter 9 – Hazardous Substances and Contaminated Land

Contaminated Land



Overview

Contaminated land has hazardous substances in or on it such as lead from lead based paint, arsenic from weed killers, or other substances that pose a risk to people, animals and ecosystems.

There are a number of sites in Tauranga City which have become contaminated through discharge or spillage of hazardous substances. A change of use, earthworks or development can 'trigger' the risks to human health and the environment associated with contaminated land.

The Ministry for the Environment's Hazardous Activity and Industry List (HAIL) is used to identify land that may be contaminated.



Current Rules

- There are no provisions that address contaminated land.



Key Changes Proposed

- Subdivision, land use consents and earthworks will be required to provide details on historical use of the site.
- Soil investigations may be required for sites listed on HAIL to confirm whether soil contamination is present.
- A restricted discretionary resource consent will be required for use of confirmed contaminated land.



Reason for the Change

- To prevent or mitigate significant negative effects on the environment.
- To allow Council to meet Resource Management Act (RMA) requirements in regard to contaminated land.

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