

CL - Contaminated Land

Both District and Regional Councils have roles in managing *contaminated land*. Under the *RMA* (Section 30(1)(ca)), Regional Councils are charged with the investigation of *land* to identify and monitor contaminated sites, while District Councils control (avoid remedy or mitigate) the *effects* of the use *development* or protection of *land* to prevent or mitigate the adverse *effects* of the *development, subdivision* or use of *contaminated land* (Section 31).

The Council uses the Wellington Regional Council's Selected Land Use Register (SLUR) and the Ministry for the Environment's Hazardous Activities and Industries List (HAIL) to primarily identify *contaminated land*, and gather and record information on *contaminated land*.

These records are used by *the Council* when assessing applications for *resource consents*, to manage the adverse *effects* resulting from a change in *land* use or *subdivision* of *contaminated land*. Typically some remediation and further investigation of *contaminated land* is undertaken by the site owner and occurs prior to a change in use or when facilities are retired or replaced, e.g. fuel storage tanks. However, it is not practicable to remediate all *contaminated sites* and many are not likely to undergo remediation unless a change to a more sensitive *land* use is proposed, e.g. in the short to medium term, it is more practical to manage closed *landfills* to contain *contaminants* rather than remedy these sites at a significant cost.

While much of this *land* has been identified by the Regional Council (in SLUR) and *the Council* through consent (*building* and resource) and private plan change processes, there remain areas of *land* within the District that may potentially be *contaminated* due to past practices and activities. It is the landowner's responsibility to identify, manage and, where necessary, remediate *contaminated land*.

The importance of a nationally consistent methodology for identifying, assessing and managing *land* where necessary, including ensuring that the *land* is remediated or *contaminants* contained, is recognised in the development of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. These controls are mandatory and apply to specific activities on sites which are identified as potentially contaminated, e.g. disturbing the soil, change of use, *subdivision*. The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health does not address *environmental* impacts.

Strategic Context

The primary objectives that this chapter implements are:

- DO-O1 - Tangata Whenua;
- DO-O3 - Development Management; and
- DO-O10 — Contaminated Land

DO-O1 Tangata Whenua

To work in partnership with the *tangata whenua* of the District in order to maintain *kaitiakitanga* of the District's resources and ensure that decisions affecting the natural *environment* in the District

are made in accordance with the principles of Te Tiriti o Waitangi (Treaty of Waitangi).

DO-O3 Development Management

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To maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas, and to provide for the *development* of new urban areas where these can be efficiently serviced and integrated with existing townships, delivering:

1. urban areas which maximise the efficient end use of energy and integration with infrastructure;
2. a variety of living and working areas in a manner which reinforces the function and vitality of centres;
3. an urban environment that enables more people to live in, and more businesses and community services to be located in, parts of the urban environment:
 - a. that are in or near a *Centre Zone* or other area with many employment opportunities; or
 - b. that are well serviced by existing or planned public or active transport; or
 - c. where there is high demand for housing or for business land relative to other areas within the urban environment;

while accommodating *identified qualifying matters* that constrain development;

4. resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events;
5. higher residential densities in locations that are close to centres and public open spaces, with good access to public transport;
6. management of development in areas of special character or amenity in a manner that has regard to those special values;
7. sustainable natural processes including freshwater systems, areas characterised by the productive potential of the land, ecological integrity, identified landscapes and features, and other places of significant natural amenity;
8. an adequate supply of housing and areas for business/employment to meet the needs of the District's anticipated population which is provided at a rate and in a manner that can be sustained within the finite carrying capacity of the District;
9. management of the location and effects of potentially incompatible land uses including any interface between such uses; and
10. urban environments that support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change.

DO-O10 Contaminated Land

To prevent or mitigate any adverse environmental *effects*, including *risks* to human health and the *environment*, arising from past, present or future activities involving *contaminated land*.

The rules in this chapter apply to all land and activities in all *zones* unless otherwise specified. Provisions in other chapters of the Plan may also be relevant.

Policies

CL-P1 Identify Contaminated and *Potentially Contaminated Land*

Contaminated and potentially contaminated land will be identified, including through the *resource*

consent or plan change processes, to enable the *land* to be managed or remediated to eliminate any unacceptable *risk* to the *environment*.

CL-P2	Criteria for Identification
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Contaminated and *potentially contaminated land* will be identified where *land* was used, is presently used, or is likely to have been used for an activity appearing on the Hazardous Activities and Industries List; including having regard to whether the *land* is identified as contaminated in the information held by the Kapiti Coast District Council or in the Wellington Regional Council's SLUR database.

CL-P3	<i>Subject site</i> Investigations
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Subject site investigations of *contaminated land* should be carried out in accordance with national best practice, including the Ministry for the Environment's Contaminated Land Management Guidelines No.1 to No. 5.

CL-P4	Management or Remediation
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Any *development*, *subdivision* or change in *land* use on *contaminated* or *potentially contaminated land*, that is reasonably likely to increase the risk of exposing people or the *environment* to *contaminants*, will eliminate any unacceptable *risk* to the *environment* by management or remediation of the *contaminated land*.

CL-P5	Ensure Fit for Use
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The remediation and on-going management of *contaminated* or *potentially contaminated land* will be undertaken in a manner that is appropriate for any likely future use of that *land*.

Rules

For areas containing *contaminated* and *potentially contaminated land* as defined under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the 'NES'), the NES applies in its entirety.

The NES applies in addition to all other rules in any Chapter of this Plan, however no rule in any Chapter of this Plan that duplicates or conflicts with the NES shall apply.