

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

| Hazardous Substances - Contaminated Land | |
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| Issue Summary | How to best prevent or mitigate the adverse effects of the use, development and subdivision of contaminated land. |
| Introduction | <p>A function required of the Council under section 31 of the RMA is to control the use, development or subdivision of contaminated land.</p> <p>Contaminated land is considered to be land that exceeds an environmental standard for contaminants in the soil. At present, a National Environmental Standard is being scoped for environmental land.</p> <p>In considering how to control these effects the Council must give effect to the Regional Policy Statement (RPS). Environment Bay of Plenty (EBOP), through the RPS, currently have a policy approach of identifying contaminated sites and addressing potential issues through specific controls over discharges in the proposed Regional Water and Land Plan.</p> |
| Identification of Issues | <p><i>Existing Situation</i></p> <p>The function of the Council under section 31 of the RMA came into effect in 2005, after the preparation of the current District Plan. This matter is not currently addressed within the District Plan.</p> <p><i>Some Issues</i></p> <ul style="list-style-type: none"> ▪ Should contaminated land be identified within the District plan or the onus placed on applicants to identify whether their land is contaminated via information requirements etc? ▪ What standards should be used to assess whether land is contaminated or not? ▪ What is the best way to identify and manage contaminated land through both land-use and subdivision? ▪ How do we manage parts of sites that are, or potentially, contaminated, without unduly restricting the development of the remainder of sites that are not contaminated? |
| Description of some options | <p>One option could be to identify specific requirements for the treatment of contaminated land where identified as an issue through the subdivision, development or land use process. A likely adjunct would be the establishment of a non District Plan related database of potentially contaminated sites, based on empirical evidence or historical land use; or</p> <p>We could, in consultation with EBOP, actively seek to identify contaminated sites and introduce specific District Plan requirements in relation to those sites; or</p> <p>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.</p> |

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| Relevant technical information | For further information regarding the role of district plans in managing contaminated land, see: www.qualityplanning.org.nz Other contaminated land related sites of interest include: www.mfe.govt.nz |
| Key Contact | If you require any further detail on this issue, or any other matter to do with Hazardous Substances or Education Centre Zones please contact: Ayv Greenway Planner: Environment email: ayvron.greenway@tauranga.govt.nz ddi: 07 577 7329 or visit www.taurangadistrictplan.govt.nz |