

CL – Contaminated land

The relevant area specific zone chapter provisions apply in addition to this chapter.

Overview

Land can become contaminated when hazardous substances are used, stored or disposed of inappropriately.

This Plan identifies potentially contaminating activities and industries by reference to the Ministry for the Environment's Hazardous Activities and Industries List (HAIL) and does not identify specific sites within the District.

Objective

CL-O1 Contaminated land.

The subdivision, use and development of contaminated land is managed to prevent, as far as possible, and, in any event reduce to acceptable levels, the risks to human health and safety and the environment.

Policy

CL-PI Managing the use of contaminated land.

- (1) Contaminated land is managed (which may include remediation) to ensure that contaminants are at a level acceptable for the proposed land use.
- (2) Disposal of contaminated soil is carried out in a manner that avoids adverse effects on human health and safety or on the environment.
- (3) Use or development of contaminated land does not damage or destroy any contaminant containment works, unless comparable or better containment is provided, or monitoring demonstrates that the containment is no longer required.
- (4) Ensure that contaminated land management approaches associated with the use, subdivision and development of actual or potentially contaminated land includes, to the extent necessary:
 - (a) Site investigations being undertaken prior to any new subdivision or change of land use that could result in an increase in any adverse effects of land contamination;
 - (b) Remedial action plans;
 - (c) Site validation reports; and
 - (d) Site management plans as appropriate for identifying, monitoring and managing contaminated land.
- (5) All site investigation reports, remedial action plans, site validation reports and ongoing site management plans are prepared in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines #1 and #5, and are provided to both Waikato District Council and Waikato Regional Council for their records.